

## Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$1,050,000 and the highest sale price is \$1,600,000 with a median sale price of \$1,160,000. Days listed ranges from 4 to 123 days with the average currently at 53 days for these selected properties.

### 5 HALFORD ST, INVERLOCH, VIC 3996

Distance from Property: 197m  4  3  2



Property Type: House  
Area: 810 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,976  
RPD: 2//PS319532

Features:

Sale Price: **\$1,600,000 (Agents Advice - Sale)**  
Sale Date: 09/03/2021 Days to Sell: **31 Days**  
Last Price: \$1,600,000 Chg %:  
First Price: \$1,600,000 Chg %:

### 35 VENUS ST, INVERLOCH, VIC 3996

Distance from Property: 334m  3  2  2



Property Type: House  
Area: 612 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,895  
RPD: 12//LP50621

Features:

Sale Price: **\$1,160,000 (Normal Sale)**  
Sale Date: 09/01/2021 Days to Sell: **123 Days**  
Last Price: \$1,150,000 Chg %:  
First Price: \$1,150,000 (Under Chg %:

### 1 BEACH AVE, INVERLOCH, VIC 3996

Distance from Property: 478m  1  1  1



Property Type: House  
Area: 1,035 m<sup>2</sup>  
Area \$/m<sup>2</sup>:  
RPD: 264//LP10678

Features:

Sale Price: **Price Withheld (Agents Advice -**  
Sale Date: 16/02/2021 Days to Sell: **4 Days**  
Last Price: Price Upon Application Chg %:  
First Price: Price Upon Application Chg %:

## 23 FREDA STREET, INVERLOCH, VIC 3996



### Appraisal Price

This market analysis has been prepared on 19/03/2021 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

**\$1,040,000**

### Contact your agent for further information:

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