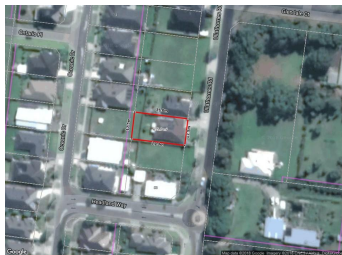


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**57 ULLATHORNES ROAD, INVERLOCH,**

 4  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$610,000 to \$640,000**

## MEDIAN SALE PRICE



**INVERLOCH, VIC, 3996**

**Suburb Median Sale Price (House)**

**\$487,250**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**48 ROYAL PDE, INVERLOCH, VIC 3996**

 4  2  4

**Sale Price**

**\*\$640,000**

Sale Date: 10/11/2017

Distance from Property: 544m



**2 BLUE WREN WAY, INVERLOCH, VIC 3996**

 4  2  2

**Sale Price**

**\*\$675,000**

Sale Date: 30/01/2018

Distance from Property: 137m



**37 MEANDERRI DR, INVERLOCH, VIC 3996**

 4  2  2

**Sale Price**

**\*\$600,000**

Sale Date: 17/01/2018

Distance from Property: 3.1km



This report has been compiled on 04/03/2018 by South Coast. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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### 3 WATTLE CRT, INVERLOCH, VIC 3996

 4  2  2

Sale Price

**\*\*\$640,000**

Sale Date: 01/01/2018

Distance from Property: 1.6km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

57 ULLATHORNES ROAD, INVERLOCH, VIC 3996

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$610,000 to \$640,000

Median sale price

Median price

\$487,250

House

X

Unit


Suburb

INVERLOCH

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
48 ROYAL PDE, INVERLOCH, VIC 3996	*\$640,000	10/11/2017
2 BLUE WREN WAY, INVERLOCH, VIC 3996	*\$675,000	30/01/2018
37 MEANDERRI DR, INVERLOCH, VIC 3996	*\$600,000	17/01/2018
3 WATTLE CRT, INVERLOCH, VIC 3996	**\$640,000	01/01/2018