

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/6 Russell Street,  
INVERLOCH 3996**

### Indicative selling price

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

**Single price \$799,000**

### Median sale price

Median **House** for **INVERLOCH** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$575,000**

### 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 the most comparable to the property for sale.

**34 Venus Street,**  
Inverloch 3996

**Price \$980,000** Sold 05 July  
2018

**1/34b Freda Street,**  
Inverloch 3996

**Price \$775,000** Sold 13 April  
2018

**1/34b Freda Street,**  
Inverloch 3996

**Price \$775,000** Sold 22  
February 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

### Stockdale & Leggo Inverloch

2A A'Beckett Street,  
Inverloch VIC 3996

### Contact agents



**Adam Leys**  
Stockdale & Leggo

03 56 74 39 77  
0407 047 674  
[adaml@stockdaleleggo.com.au](mailto:adaml@stockdaleleggo.com.au)



**Glenn Bolam**  
Stockdale & Leggo

03 56 74 39 77  
0419 219 828  
[glenn@stockdaleleggo.com.au](mailto:glenn@stockdaleleggo.com.au)