

Jo Ginn

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### STATEMENT OF INFORMATION Prepared on 16 Apr 2019

Section 47AF of the Estate Agents Act 1980

# HOUSE Offered for Sale

51 Florida Avenue Inverloch VIC 3996

酉 4 № 2 ⇔ 3

#### **Indicative Selling Price**

For the meaning of this price see consumer.vic.gov.au/underquoting

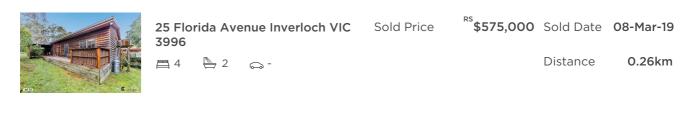
Single Price \$590,000

## **Median Sale Price**

\$580,000 Houses in Inverloch between 01 Apr 2018 - 31 Mar 2019 Source: CoreLogic

## **Comparable Property Sales**

These are the 3 properties sold within 5 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.





「北京	12 Regatta Place Inverloch VIC 3996			Sold Price	\$615,000	Sold Date	28-Jan-19
		2 🚔	G <sup>1</sup>			Distance	0.29km



17 Overlook Drive Inverloch VIC 3996			Sold Price	\$575,000	Sold Date	18-Jan-18
₿ 3	2	<b>⇔</b> 2			Distance	0.33km

RS = Recent sale UN = Undisclosed Sale

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