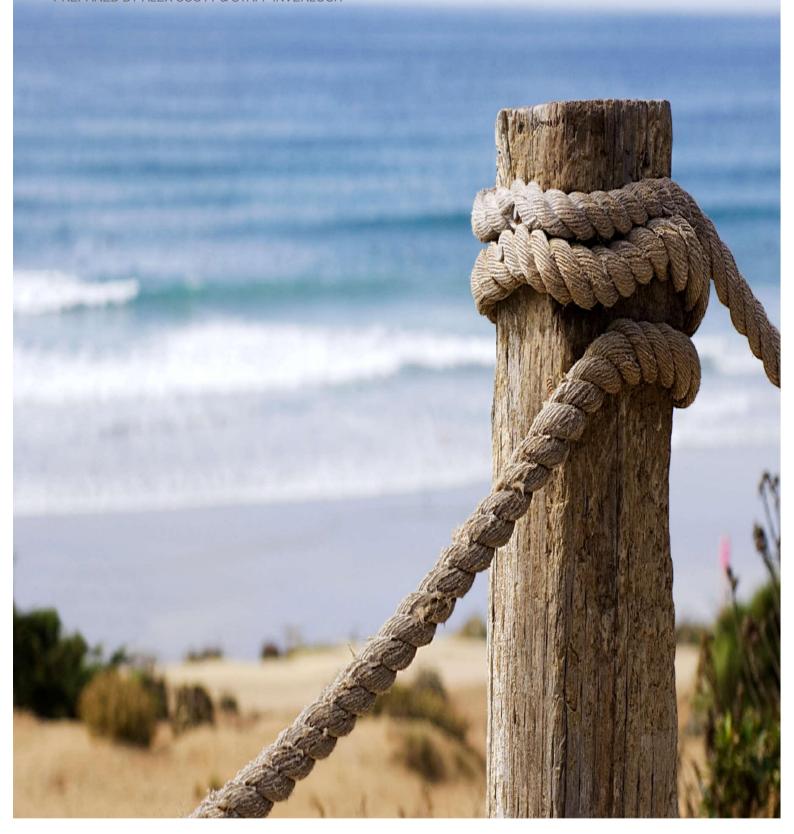
STATEMENT OF INFORMATION

25 CORREA PLACE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 CORREA PLACE, INVERLOCH, VIC 3996 3 2 2 2 2

Indicative Selling Price

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

Price Range: \$580,000 to \$600,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$538,500

01 October 2017 to 31 December 2017

Provided by: **pricefinder**

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.



37 MEANDERRI DR, INVERLOCH, VIC 3996







Sale Price

\$600,000

Sale Date: 01/02/2018

Distance from Property: 2.5km





9 GLENDALE CRT, INVERLOCH, VIC 3996







Sale Price

\$590,000

Sale Date: 05/12/2017

Distance from Property: 467m





9 DIANE PL, INVERLOCH, VIC 3996







Sale Price

*\$649,000

Sale Date: 03/12/2017

Distance from Property: 187m







5 SURREY PL, INVERLOCH, VIC 3996 \(\equiv 3 \) \(\equiv 2 \) \(\equiv 2 \) \(\equiv 2 \)







Sale Price

\$585,000

Sale Date: 03/11/2017

Distance from Property: 420m





26 CORREA PL, INVERLOCH, VIC 3996







Sale Price

**\$605,000

Sale Date: 18/01/2018

Distance from Property: 52m



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	25 CORREA PLACE, INVERLOCH, VIC 3996
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Indicative selling price

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

Price Range: \$580,000 to \$600,000

Median sale price

Median price	\$538,500	House X	Unit	Suburb	INVERLOCH	
Period	01 October 2017 to 31 December 2017		Source		pricefinder	

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
37 MEANDERRI DR, INVERLOCH, VIC 3996	\$600,000	01/02/2018
9 GLENDALE CRT, INVERLOCH, VIC 3996	\$590,000	05/12/2017
9 DIANE PL, INVERLOCH, VIC 3996	*\$649,000	03/12/2017
5 SURREY PL, INVERLOCH, VIC 3996	\$585,000	03/11/2017

26 CORREA PL, INVERLOCH, VIC 3996	**\$605,000	18/01/2018
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