

STATEMENT OF INFORMATION

54 TREADWELLS ROAD, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**54 TREADWELLS ROAD, INVERLOCH, VIC**  4  3  2**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range:** **\$1,200,000 to \$1,300,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

\$476,000

01 October 2016 to 30 September 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.

**29 HENDERSON CRT, INVERLOCH, VIC 3996**  3  2  2**Sale Price****\$1,600,000**

Sale Date: 28/02/2015

Distance from Property: 1.8km

**20 HENDERSON CRT, INVERLOCH, VIC 3996**  4  2  3**Sale Price****\$1,100,000**

Sale Date: 13/08/2015

Distance from Property: 1.8km

**26 TOWNSEND BLUFF RD, INVERLOCH, VIC**  3  2  2**Sale Price****\$1,250,000**

Sale Date: 03/02/2016

Distance from Property: 1.6km



This report has been compiled on 11/10/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

54 TREADWELLS ROAD, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$1,200,000 to \$1,300,000

Median sale price

Median price

\$476,000

House

X

Unit


Suburb

INVERLOCH

Period

01 October 2016 to 30 September 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
29 HENDERSON CRT, INVERLOCH, VIC 3996	\$1,600,000	28/02/2015
20 HENDERSON CRT, INVERLOCH, VIC 3996	\$1,100,000	13/08/2015
26 TOWNSEND BLUFF RD, INVERLOCH, VIC 3996	\$1,250,000	03/02/2016