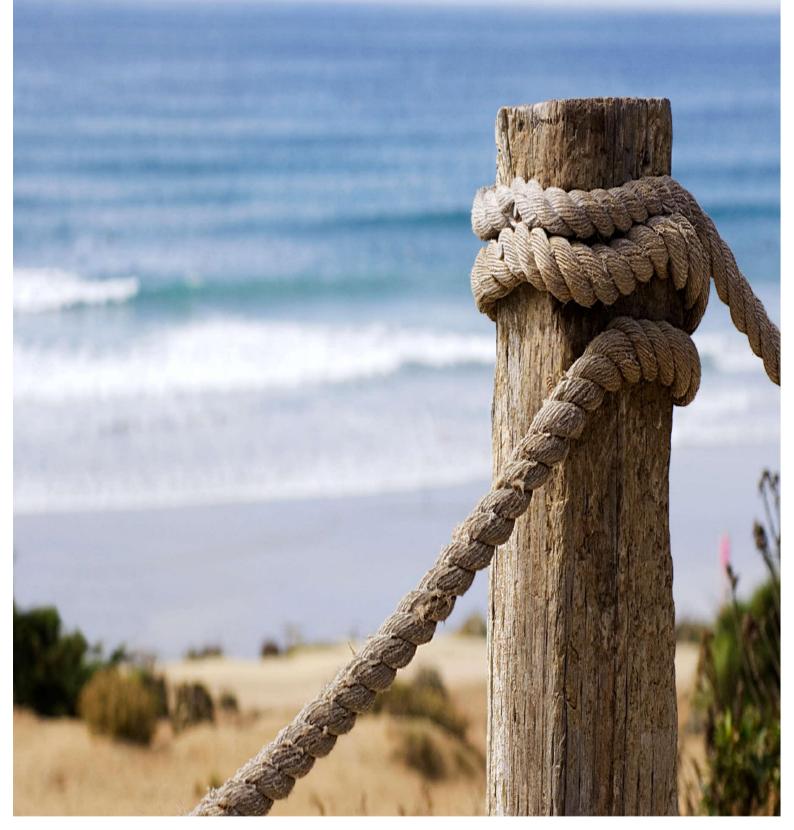
# STATEMENT OF INFORMATION

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







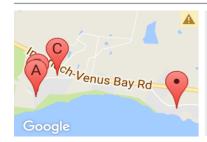
**Indicative Selling Price** 

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: **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.



# 29 HENDERSON CRT, INVERLOCH, VIC 3996







Sale Price

\$1,600,000

Sale Date: 28/02/2015

Distance from Property: 1.8km





# 20 HENDERSON CRT, INVERLOCH, VIC 3996







Sale Price

\$1,100,000

Sale Date: 13/08/2015

Distance from Property: 1.8km





# 26 TOWNSEND BLUFF RD, INVERLOCH, VIC







**Sale Price** 

\$1,250,000

Sale Date: 03/02/2016

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	54 TREADWELLS ROAD, INVERLOCH, VIC 3996
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#### 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		ricefinder

# 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

