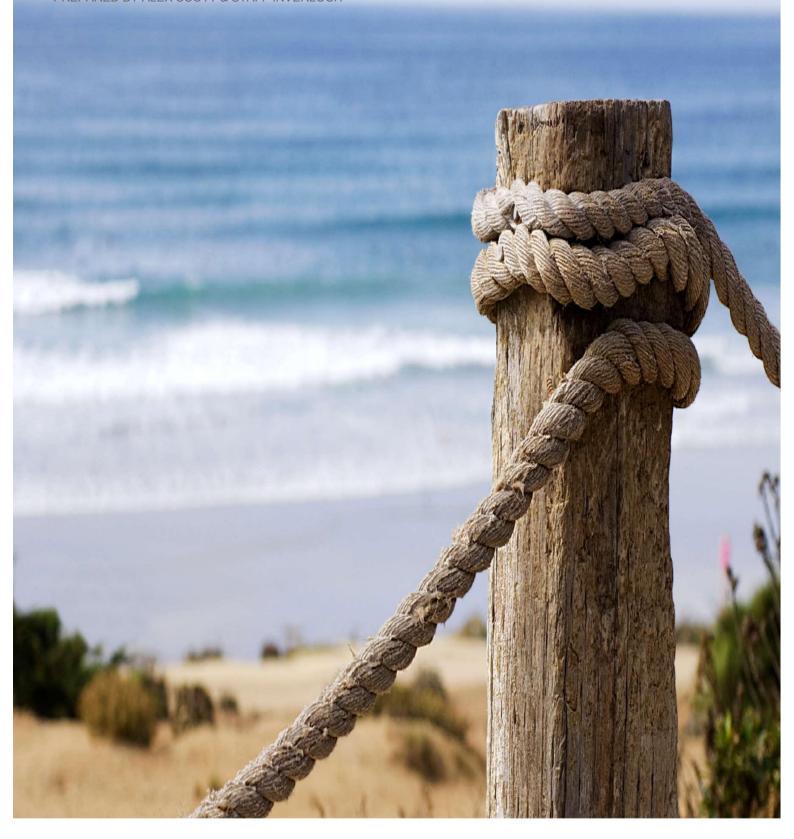
STATEMENT OF INFORMATION

13 BIRD STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 BIRD STREET, INVERLOCH, VIC 3996 🖺 5 🕒 2 😂 4







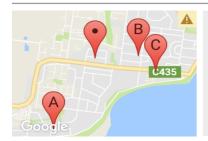
Indicative Selling Price

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

Price Range:

\$730,00 to \$740,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$549,000

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.



105 LOHR AVE, INVERLOCH, VIC 3996







Sale Price

**\$750,000

Sale Date: 06/02/2018

Distance from Property: 1.1km





25 HALFORD ST, INVERLOCH, VIC 3996







Sale Price

***\$700,000**

Sale Date: 11/01/2018

Distance from Property: 561m





14 VENUS ST, INVERLOCH, VIC 3996







Sale Price

\$735,000

Sale Date: 22/08/2017

Distance from Property: 809m



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	13 BIRD STREET, INVERLOCH, VIC 3996
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Indicative selling price

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

Price Range: \$730,00 to \$740,000

Median sale price

Median price	\$549,000	House	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
105 LOHR AVE, INVERLOCH, VIC 3996	**\$750,000	06/02/2018
25 HALFORD ST, INVERLOCH, VIC 3996	*\$700,000	11/01/2018
14 VENUS ST, INVERLOCH, VIC 3996	\$735,000	22/08/2017