

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 PriceFor 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**

4 2 2

Sale Price****\$750,000**

Sale Date: 06/02/2018

Distance from Property: 1.1 km

**25 HALFORD ST, INVERLOCH, VIC 3996**

4 2 2

Sale Price***\$700,000**

Sale Date: 11/01/2018

Distance from Property: 561m

**14 VENUS ST, INVERLOCH, VIC 3996**

4 2 2

Sale Price**\$735,000**

Sale Date: 22/08/2017

Distance from Property: 809m



This report has been compiled on 15/03/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - 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

13 BIRD STREET, INVERLOCH, VIC 3996

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

X

Unit


Suburb

INVERLOCH

Period

01 October 2017 to 31 December 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
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