Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode	2 Holt Court, Inverloch Vic 3996

Indicative selling price

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

Single price	$1,290,000

Median sale price

Median price	$615,000	House	X	~~Unit~~		Suburb or locality	Inverloch

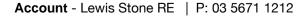| Period - From	01/04/2018	to	31/03/2019	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	2 High St INVERLOCH 3996	$1,425,000	29/09/2018
2	1/82 Surf Pde INVERLOCH 3996	$1,295,000	16/01/2018
3	21 Scarborough St INVERLOCH 3996	$1,150,000	02/09/2018

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

Account - Lewis Stone RE | P: 03 5671 1212   Generated: 29/04/2019 19:14

LEWIS STONE
REAL ESTATE

🛏 **4**   🛁 **2**   🚗 **2**

Rooms:
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments
Superb location

Indicative Selling Price
$1,290,000
Median House Price
Year ending March 2019: $615,000

Comparable Properties

2 High St INVERLOCH 3996 (VG)

🛏 **4**   🛁 **-**   🚗 **-**

Price: $1,425,000
Method: Sale
Date: 29/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments

1/82 Surf Pde INVERLOCH 3996 (VG)

🛏 **3**   🛁 **-**   🚗 **-**

Price: $1,295,000
Method: Sale
Date: 16/01/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

21 Scarborough St INVERLOCH 3996 (VG)

🛏 **3**   🛁 **-**   🚗 **-**

Price: $1,150,000
Method: Sale
Date: 02/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 734 sqm approx

Agent Comments

REIV   propertydata.com.au