

STATEMENT OF INFORMATION

1/42 FLORIDA AVENUE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**1/42 FLORIDA AVENUE, INVERLOCH, VIC****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$595,000 to \$595,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (Unit)

\$355,000

01 January 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.

**2/20 KATHRYN CL, INVERLOCH, VIC 3996****Sale Price*****\$535,000**

Sale Date: 03/03/2018

Distance from Property: 991m

**3/9 GARDEN CRES, INVERLOCH, VIC 3996****Sale Price*****\$645,000**

Sale Date: 20/02/2018

Distance from Property: 1.9km

**8/14 CUTTRISS ST, INVERLOCH, VIC 3996****Sale Price*****\$487,500**

Sale Date: 27/09/2017

Distance from Property: 2.6km



This report has been compiled on 05/03/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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4/5 GOROKE ST, INVERLOCH, VIC 3996

 **3**  **2**  **1**

Sale Price

\$570,000

Sale Date: 19/06/2017

Distance from Property: 1.4km



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

1/42 FLORIDA AVENUE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$595,000 to \$595,000

Median sale price

Median price

\$355,000

House

Unit

X


Suburb

INVERLOCH

Period

01 January 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
2/20 KATHRYN CL, INVERLOCH, VIC 3996	*\$535,000	03/03/2018
3/9 GARDEN CRES, INVERLOCH, VIC 3996	*\$645,000	20/02/2018
8/14 CUTTRISS ST, INVERLOCH, VIC 3996	*\$487,500	27/09/2017
4/5 GOROKE ST, INVERLOCH, VIC 3996	\$570,000	19/06/2017