



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**40 Meanderri Drive,
INVERLOCH 3996**

Indicative selling price

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

Single price \$410,000

Median sale price

Median **Land** for **INVERLOCH** for period **Jan 2019 - Nov 2019**

Sourced from **Pricefinder**.

\$285,000

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 the most comparable to the property for sale.

147 Tamara Crescent,
Inverloch 3996

Price \$399,000 Sold 18 July
2018

9 Overlook Drive,
Inverloch 3996

Price \$450,000 Sold 13
August 2019

74 Beachcomber Drive,
Inverloch 3996

Price \$400,000 Sold 07 July
2019

This Statement of Information was prepared on 16th Dec 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Stockdale & Leggo Inverloch

2A A'Beckett Street,
Inverloch VIC 3996

Contact agents



Andrew Johns
Stockdale & Leggo

03 56 74 39 77
0418 663 743

andrew.johns@stockdaleleggo.com.au



Glenn Bolam
Stockdale & Leggo

03 56 74 39 77
0419 219 828

glenn@stockdaleleggo.com.au