



## 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](http://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.

<b>147 Tamara Crescent,</b> Inverloch 3996	<b>Price \$399,000</b> Sold 18 July 2018
<b>9 Overlook Drive,</b> Inverloch 3996	<b>Price \$450,000</b> Sold 13 August 2019
<b>74 Beachcomber Drive,</b> Inverloch 3996	<b>Price \$400,000</b> 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.

Land

### Stockdale & Leggo Inverloch

2A A'Beckett Street,  
Inverloch VIC 3996

### Contact agents

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