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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

3/6-8 Powlett Street Inverloch VIC 3996

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$375,000













## Median Sale Price

\$415,000 Units in Inverloch between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>2/1 Beaton Place Inverloch VIC 3996</b>	Sold Price	<b>\$410,000</b>	Sold Date	<b>21-Nov-18</b>
	 2  1  1			Distance	<b>0.62km</b>
	<b>3/7A St Kilda Street Inverloch VIC 3996</b>	Sold Price	<b>\$375,000</b>	Sold Date	<b>16-Dec-17</b>
	 2  1  1			Distance	<b>0.64km</b>
	<b>1/7A St Kilda Street Inverloch VIC 3996</b>	Sold Price	<b>\$381,000</b>	Sold Date	<b>24-Feb-18</b>
	 2  1  1			Distance	<b>0.67km</b>

RS = Recent sale UN = Undisclosed Sale

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