

STATEMENT OF INFORMATION

2 QUEENSCLIFF DRIVE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH

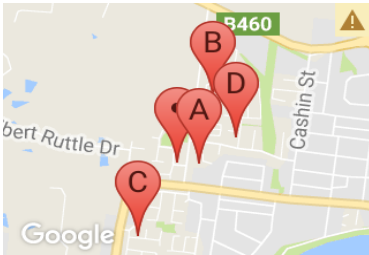


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**2 QUEENSCLIFF DRIVE, INVERLOCH, VIC****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$565,000 to \$565,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996****Suburb Median Sale Price (House)****\$487,000**

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.

**6 ASCOT PL, INVERLOCH, VIC 3996****Sale Price*****\$549,000**

Sale Date: 28/01/2018

Distance from Property: 142m

**9 GLENDALE CRT, INVERLOCH, VIC 3996****Sale Price****\$590,000**

Sale Date: 05/12/2017

Distance from Property: 527m

**7 MARINER PL, INVERLOCH, VIC 3996****Sale Price****\$586,000**

Sale Date: 05/11/2017

Distance from Property: 579m



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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5 SURREY PL, INVERLOCH, VIC 3996

 **3**  **2**  **2**

Sale Price

\$585,000

Sale Date: 03/11/2017

Distance from Property: 426m



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

2 QUEENSCLIFF DRIVE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$565,000 to \$565,000

Median sale price

Median price

\$487,000

House

X

Unit

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
6 ASCOT PL, INVERLOCH, VIC 3996	*\$549,000	28/01/2018
9 GLENDALE CRT, INVERLOCH, VIC 3996	\$590,000	05/12/2017
7 MARINER PL, INVERLOCH, VIC 3996	\$586,000	05/11/2017
5 SURREY PL, INVERLOCH, VIC 3996	\$585,000	03/11/2017