

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

8/2-4 Pymble Avenue, Inverloch Vic 3996

Indicative selling price

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

Single price

\$440,000

Median sale price

Median price

\$455,000

Property Type

Unit

Suburb

Inverloch

Period - From

16/03/2020

to

15/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	6/4-6 Cuttriss St INVERLOCH 3996	\$425,000	10/12/2020
2	1/22 Freda St INVERLOCH 3996	\$410,000	12/01/2021
3	2/24 Powlett St INVERLOCH 3996	\$410,000	20/01/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

16/03/2021 13:45



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Property Type: Unit
Land Size: 194 sqm approx
Agent Comments

Indicative Selling Price

\$440,000

Median Unit Price

16/03/2020 - 15/03/2021: \$455,000

Comparable Properties

6/4-6 Cuttriss St INVERLOCH 3996 (VG)

Agent Comments

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Price: \$425,000
Method: Sale
Date: 10/12/2020
Property Type: Flat/Unit/Apartment (Res)

1/22 Freda St INVERLOCH 3996 (VG)

Agent Comments

2 - -

Price: \$410,000
Method: Sale
Date: 12/01/2021
Property Type: Flat/Unit/Apartment (Res)
Land Size: 171 sqm approx

2/24 Powlett St INVERLOCH 3996 (VG)

Agent Comments

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Price: \$410,000
Method: Sale
Date: 20/01/2020
Property Type: Flat/Unit/Apartment (Res)