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Statement of Information

23E PIER ROAD, INVERLOCH, VIC 3996

Prepared by South Coast, 1A Beckett Street Inverloch

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23E PIER ROAD, INVERLOCH, VIC 3996

 4  2  1

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$486,000

01 January 2017 to 31 December 2017

Provided by: 

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.



12 TOWER ST, INVERLOCH, VIC 3996

 4  2  1

Sale Price

\$669,000

Sale Date: 25/09/2017

Distance from Property: 289m



7 WILLIAMS ST, INVERLOCH, VIC 3996

 5  1  1

Sale Price

Price Withheld

Sale Date: 07/11/2017

Distance from Property: 523m



52 BAYVIEW AVE, INVERLOCH, VIC 3996

 3  2  3

Sale Price

***\$700,000**

Sale Date: 29/12/2017

Distance from Property: 356m



This report has been compiled on 27/01/2018 by South Coast. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

23E PIER ROAD, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

Median sale price

Median price

\$486,000

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
12 TOWER ST, INVERLOCH, VIC 3996	\$669,000	25/09/2017
7 WILLIAMS ST, INVERLOCH, VIC 3996	Price Withheld	07/11/2017
52 BAYVIEW AVE, INVERLOCH, VIC 3996	*\$700,000	29/12/2017