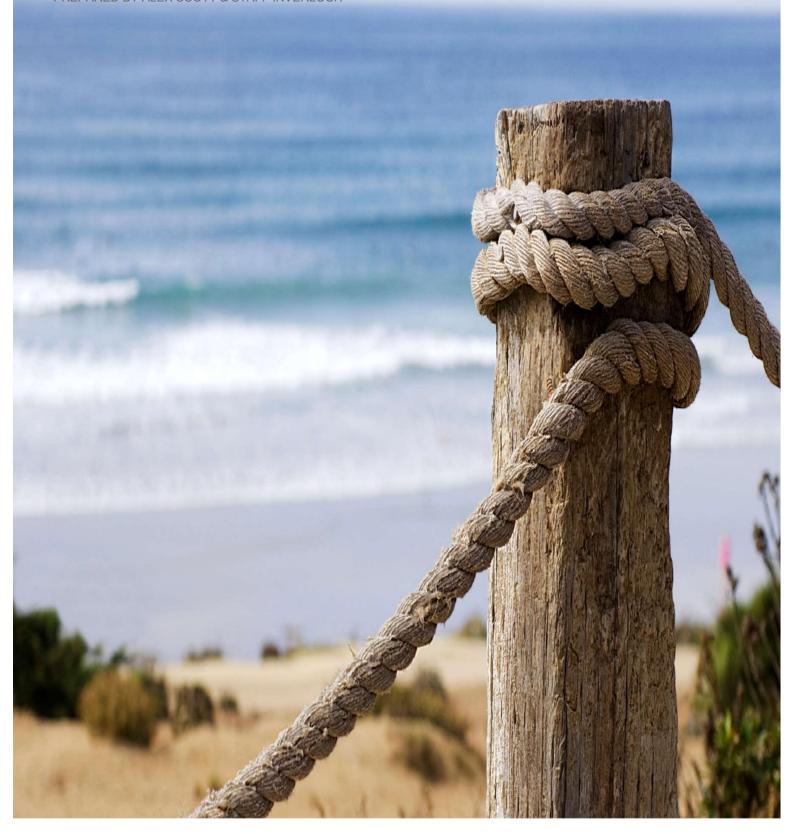
# STATEMENT OF INFORMATION

37 WILLIAMS STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 37 WILLIAMS STREET, INVERLOCH, VIC







**Indicative Selling Price** 

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

Price Range:

\$750,000 to \$750,000

#### **MEDIAN SALE PRICE**



# **INVERLOCH, VIC, 3996**

**Suburb Median Sale Price (House)** 

\$520,000

01 April 2017 to 31 March 2018

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.



# 7 BAY ST, INVERLOCH, VIC 3996







Sale Price

\*\$695,000

Sale Date: 19/02/2018

Distance from Property: 506m





# 2 DARLING AVE, INVERLOCH, VIC 3996







Sale Price

\*\$680,000

Sale Date: 12/04/2018

Distance from Property: 320m





53 WILLIAMS ST, INVERLOCH, VIC 3996







**Sale Price** 

\*\$695,000

Sale Date: 12/04/2018

Distance from Property: 308m







# 21 WILLIAMS ST, INVERLOCH, VIC 3996 4 2 2 2 2 2







Sale Price

\*\$760,000

Sale Date: 19/03/2018

Distance from Property: 223m





19 HIGH ST, INVERLOCH, VIC 3996







**Sale Price** 

\*\$785,000

Sale Date: 08/03/2018

Distance from Property: 391m





16 DARLING AVE, INVERLOCH, VIC 3996







**Sale Price** 

\*\$770,000

Sale Date: 12/12/2017

Distance from Property: 193m



# 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	37 WILLIAMS STREET, INVERLOCH, VIC 3996
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# Indicative selling price

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

Price Range: \$750,000 to \$750,000

# Median sale price

Median price	\$520,000	House	X	Unit		Suburb	INVERLOCH
Period	01 April 2017 to 31 March 2018			Source	се	p	ricefinder

### 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
7 BAY ST, INVERLOCH, VIC 3996	*\$695,000	19/02/2018
2 DARLING AVE, INVERLOCH, VIC 3996	*\$680,000	12/04/2018
53 WILLIAMS ST, INVERLOCH, VIC 3996	*\$695,000	12/04/2018
21 WILLIAMS ST, INVERLOCH, VIC 3996	*\$760,000	19/03/2018

19 HIGH ST, INVERLOCH, VIC 3996	*\$785,000	08/03/2018
16 DARLING AVE, INVERLOCH, VIC 3996	*\$770,000	12/12/2017