

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**

3 2 4

Indicative Selling PriceFor 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**

3 2 2

Sale Price***\$695,000**

Sale Date: 19/02/2018

Distance from Property: 506m

**2 DARLING AVE, INVERLOCH, VIC 3996**

4 2 3

Sale Price***\$680,000**

Sale Date: 12/04/2018

Distance from Property: 320m

**53 WILLIAMS ST, INVERLOCH, VIC 3996**

4 2 3

Sale Price***\$695,000**

Sale Date: 12/04/2018

Distance from Property: 308m



This report has been compiled on 19/04/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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**21 WILLIAMS ST, INVERLOCH, VIC 3996**

4 2 2

Sale Price

***\$760,000**

Sale Date: 19/03/2018

Distance from Property: 223m

**19 HIGH ST, INVERLOCH, VIC 3996**

4 2 1

Sale Price

***\$785,000**

Sale Date: 08/03/2018

Distance from Property: 391m

**16 DARLING AVE, INVERLOCH, VIC 3996**

4 2 4

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

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



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