



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**31 Pymble Avenue,  
INVERLOCH 3996**

House



2 beds



1 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$460,000**

### Median sale price

Median **House** for **INVERLOCH** for period **Jan 2018 - Nov 2018**

Sourced from **Pricefinder**.

**\$577,500**

### 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 the most comparable to the property for sale.

**22 Pymble Avenue,**  
Inverloch 3996

**Price \$455,000** Sold 19  
March 2018

**30 Pymble Avenue,**  
Inverloch 3996

**Price \$430,000** Sold 20  
April 2018

**42 Pymble Avenue,**  
Inverloch 3996

**Price \$420,000** Sold 10  
April 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stockdale & Leggo Inverloch

2A A'Beckett Street,  
Inverloch VIC 3996

### Contact agents



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