

STATEMENT OF INFORMATION

8 WOODLAND HEATH DRIVE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**8 WOODLAND HEATH DRIVE, INVERLOCH,**  3  2  2**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$525,000 to \$535,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

\$466,000

01 July 2016 to 30 June 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.

**6 CORREA PL, INVERLOCH, VIC 3996** 4  2  2

Sale Price

Price Withheld

Sale Date: 06/04/2017

Distance from Property: 665m

**6 WOODLAND HEATH DR, INVERLOCH, VIC** 4  2  2

Sale Price

\$525,000

Sale Date: 05/02/2017

Distance from Property: 34m

**7 WOODLAND HEATH DR, INVERLOCH, VIC** 4  2  2

Sale Price

\$550,000

Sale Date: 08/10/2016

Distance from Property: 36m

**This report has been compiled on 11/07/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - www.pricfinder.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

8 WOODLAND HEATH DRIVE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range: \$525,000 to \$535,000

Median sale price

Median price \$466,000

House

Unit

Suburb

INVERLOCH

Period 01 July 2016 to 30 June 2017

Source

pricfinder

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
6 CORREA PL, INVERLOCH, VIC 3996	Price Withheld	06/04/2017
6 WOODLAND HEATH DR, INVERLOCH, VIC 3996	\$525,000	05/02/2017
7 WOODLAND HEATH DR, INVERLOCH, VIC 3996	\$550,000	08/10/2016