

# STATEMENT OF INFORMATION

20A POWLETT STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



## STATEMENT OF INFORMATION

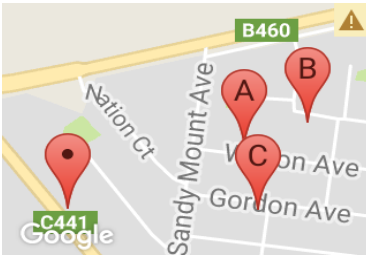
Section 47AF of the Estate Agents Act 1980

**20A POWLETT STREET, INVERLOCH, VIC****3****1****1**

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$415,000 to \$425,000**

## MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996****Suburb Median Sale Price (House)****\$515,000**

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.

**5 WILSON AVE, INVERLOCH, VIC 3996****3****1****1**

### Sale Price

**\*\$435,000**

Sale Date: 16/03/2018

Distance from Property: 307m

**5 STEWART AVE, INVERLOCH, VIC 3996****3****1****1**

### Sale Price

**\*\$425,000**

Sale Date: 10/01/2018

Distance from Property: 417m

**14 GORDON AVE, INVERLOCH, VIC 3996****3****2****2**

### Sale Price

**\$428,000**

Sale Date: 17/12/2017

Distance from Property: 307m



This report has been compiled on 17/04/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

20A POWLETT STREET, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$415,000 to \$425,000

Median sale price

Median price

\$515,000

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
5 WILSON AVE, INVERLOCH, VIC 3996	*\$435,000	16/03/2018
5 STEWART AVE, INVERLOCH, VIC 3996	*\$425,000	10/01/2018
14 GORDON AVE, INVERLOCH, VIC 3996	\$428,000	17/12/2017