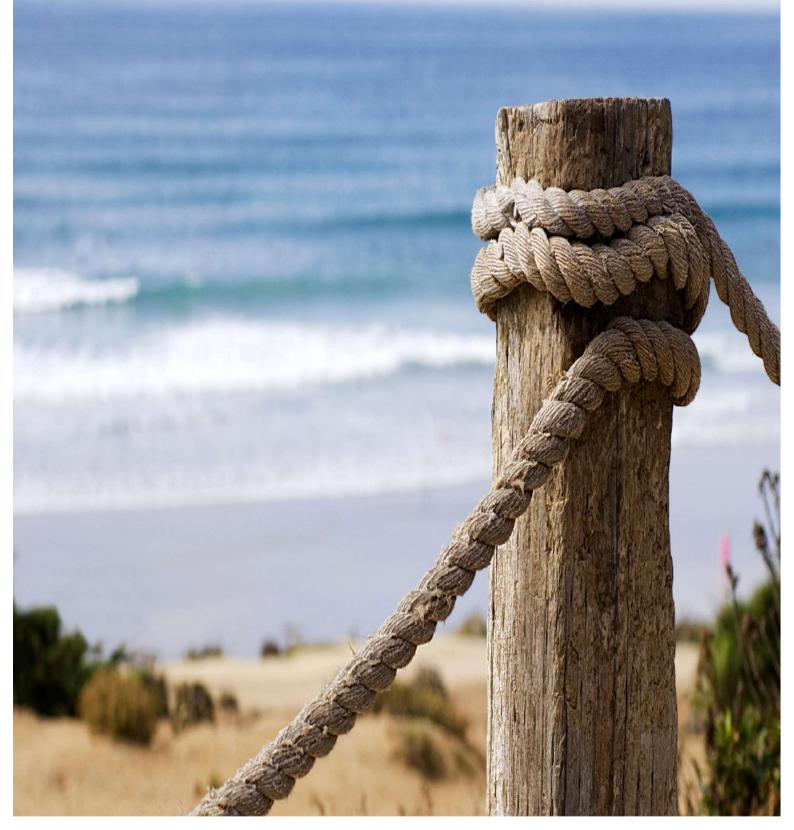
# STATEMENT OF INFORMATION

11 BLUE WREN WAY, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 11 BLUE WREN WAY, INVERLOCH, VIC







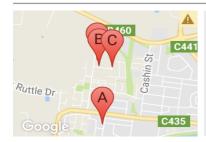
**Indicative Selling Price** 

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

Price Range:

\$785,000 to \$785,000

#### **MEDIAN SALE PRICE**



# INVERLOCH, VIC, 3996

**Suburb Median Sale Price (House)** 

\$487,250

01 January 2017 to 31 December 2017

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.



# 57 FLORIDA AVE, INVERLOCH, VIC 3996







Sale Price

\*\$730,000

Sale Date: 16/02/2018

Distance from Property: 916m





# 2 BLUE WREN WAY, INVERLOCH, VIC 3996







Sale Price

\*\$675,000

Sale Date: 30/01/2018

Distance from Property: 86m





# 25 GLENDALE CRT, INVERLOCH, VIC 3996







**Sale Price** 

\*\$720,000

Sale Date: 04/12/2017

Distance from Property: 216m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# **Sections 47AF of the Estate Agents Act 1980**

#### Property offered for sale

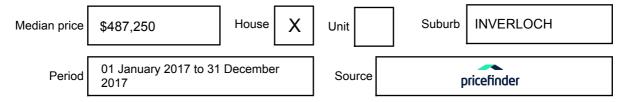
Address Including suburb and postcode	11 BLUE WREN WAY, INVERLOCH, VIC 3996
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#### Indicative selling price

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

Price Range: \$785,000 to \$785,000

#### Median sale price



# 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
57 FLORIDA AVE, INVERLOCH, VIC 3996	*\$730,000	16/02/2018
2 BLUE WREN WAY, INVERLOCH, VIC 3996	*\$675,000	30/01/2018
25 GLENDALE CRT, INVERLOCH, VIC 3996	*\$720,000	04/12/2017