

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**

5 bedrooms 2 bathrooms 2 cars

Indicative Selling PriceFor 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**

4 bedrooms 2 bathrooms 2 cars

Sale Price***\$730,000**

Sale Date: 16/02/2018

Distance from Property: 916m

**2 BLUE WREN WAY, INVERLOCH, VIC 3996**

4 bedrooms 2 bathrooms 2 cars

Sale Price***\$675,000**

Sale Date: 30/01/2018

Distance from Property: 86m

**25 GLENDALE CRT, INVERLOCH, VIC 3996**

4 bedrooms 2 bathrooms 2 cars

Sale Price***\$720,000**

Sale Date: 04/12/2017

Distance from Property: 216m



This report has been compiled on 07/03/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - 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

11 BLUE WREN WAY, INVERLOCH, VIC 3996

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

Median price

\$487,250

House

X

Unit


Suburb

INVERLOCH

Period

01 January 2017 to 31 December 2017

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
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