

STATEMENT OF INFORMATION

5/19-21 THE ESPLANADE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

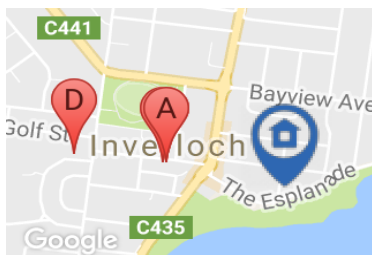
Section 47AF of the Estate Agents Act 1980

**5/19-21 THE ESPLANADE, INVERLOCH,**

3 2 1

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**\$400,000 to \$425,000**

SUBURB MEDIAN

**INVERLOCH, VIC, 3996****Suburb Median Sale Price (Unit)****\$325,000**

01 April 2016 to 31 March 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.

**1/20 BEATON PL, INVERLOCH, VIC 3996**

2 1 1

Sale Price***\$365,000**

Sale Date: 13/04/2017

Distance from Property: 394m

**2/22 BEATON PL, INVERLOCH, VIC 3996**

2 1 1

Sale Price**Price Withheld**

Sale Date: 20/03/2017

Distance from Property: 406m

**3/20 BEATON PL, INVERLOCH, VIC 3996**

2 1 1

Sale Price**\$420,000**

Sale Date: 17/10/2016

Distance from Property: 394m



This report has been compiled on 23/05/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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2 THE CRES, INVERLOCH, VIC 3996

 **2**  **1**  **1**

Sale Price

\$410,000

Sale Date: 16/03/2016

Distance from Property: 691m



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

5/19-21 THE ESPLANADE, INVERLOCH, VIC 3996

Indicative selling price

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

Single Price / Range

\$400,000 to \$425,000

Median sale price

Median price

\$325,000

House

Unit

X


Suburb

INVERLOCH

Period

01 April 2016 to 31 March 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
1/20 BEATON PL, INVERLOCH, VIC 3996	*\$365,000	13/04/2017
2/22 BEATON PL, INVERLOCH, VIC 3996	Price Withheld	20/03/2017
3/20 BEATON PL, INVERLOCH, VIC 3996	\$420,000	17/10/2016
2 THE CRES, INVERLOCH, VIC 3996	\$410,000	16/03/2016