

STATEMENT OF INFORMATION

45 SANDY MOUNT AVENUE, INVERLOCH, VIC

PREPARED BY SOUTH COAST, 1A BECKETT STREET INVERLOCH



**first
national**
REAL ESTATE | Southcoast

(03) 5674 2255
1B A'Beckett Street,
Inverloch, VIC, 3996

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



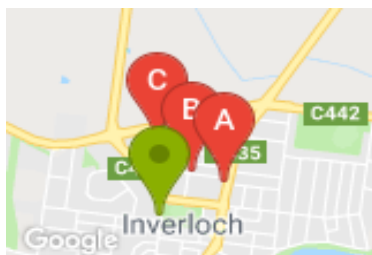
45 SANDY MOUNT AVENUE, INVERLOCH,  3  2  2

Indicative Selling Price

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

Single Price: **775,000**

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$537,500

01 July 2017 to 30 June 2018

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.



37 WILLIAMS ST, INVERLOCH, VIC 3996

 3  2  4

Sale Price

\$750,000

Sale Date: 06/06/2018

Distance from Property: 480m



9 DARLING AVE, INVERLOCH, VIC 3996

 4  2  2

Sale Price

***\$710,000**

Sale Date: 19/07/2018

Distance from Property: 376m



10 NATION CRT, INVERLOCH, VIC 3996

 4  2  5

Sale Price

****\$750,000**

Sale Date: 11/05/2018

Distance from Property: 516m



This report has been compiled on 17/08/2018 by South Coast. 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

45 SANDY MOUNT AVENUE, INVERLOCH, VIC

Indicative selling price

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

Single Price:

775,000

Median sale price

Median price

\$537,500

House

☒

Unit

☐

Suburb

INVERLOCH

Period

01 July 2017 to 30 June 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

37 WILLIAMS ST, INVERLOCH, VIC 3996	\$750,000	06/06/2018
9 DARLING AVE, INVERLOCH, VIC 3996	*\$710,000	19/07/2018
10 NATION CRT, INVERLOCH, VIC 3996	**\$750,000	11/05/2018