

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

15 Cuttriss Street, Inverloch Vic 3996

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$552,500 House ☒ Unit ☐ Suburb or locality Inverloch

Period - From 01/07/2017 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	6 Kenneth St INVERLOCH 3996	\$495,000	15/03/2018
2	15 Bruce St INVERLOCH 3996	\$475,000	08/05/2018
3	6 Churchill Cr INVERLOCH 3996	\$450,000	05/05/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 586 sqm approx

Agent Comments

Indicative Selling Price
\$485,000

Median House Price
Year ending June 2018: \$552,500

Comparable Properties



6 Kenneth St INVERLOCH 3996 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 15/03/2018

Rooms: -

Property Type: House

Land Size: 596 sqm approx



15 Bruce St INVERLOCH 3996 (VG)

Agent Comments



Price: \$475,000

Method: Sale

Date: 08/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 633 sqm approx



6 Churchill Cr INVERLOCH 3996 (REI/VG)

Agent Comments



Price: \$450,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 5

Property Type: House (Res)

Land Size: 542 sqm approx