

# 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

7 Plover Way, Inverloch Vic 3996

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$835,000

### Median sale price

Median price

\$625,000

Property Type

House

Suburb

Inverloch

Period - From

01/10/2019

to

31/12/2019

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 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	38 Beachcomber Dr INVERLOCH 3996	\$840,000	08/05/2019
2	5 Paperbark PI INVERLOCH 3996	\$835,000	04/10/2019
3	24 Endeavour PI INVERLOCH 3996	\$830,000	22/10/2019

**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 18 months.~~

This Statement of Information was prepared on:

01/02/2020 09:38



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$835,000

**Median House Price**

December quarter 2019: \$625,000

## Comparable Properties

**38 Beachcomber Dr INVERLOCH 3996 (VG)**

Agent Comments



**Price:** \$840,000

**Method:** Sale

**Date:** 08/05/2019

**Property Type:** House (Res)

**Land Size:** 682 sqm approx

**5 Paperbark PI INVERLOCH 3996 (VG)**

Agent Comments



**Price:** \$835,000

**Method:** Sale

**Date:** 04/10/2019

**Property Type:** House (Res)

**Land Size:** 652 sqm approx

**24 Endeavour PI INVERLOCH 3996 (VG)**

Agent Comments



**Price:** \$830,000

**Method:** Sale

**Date:** 22/10/2019

**Property Type:** House (Res)

**Land Size:** 587 sqm approx