

STATEMENT OF INFORMATION

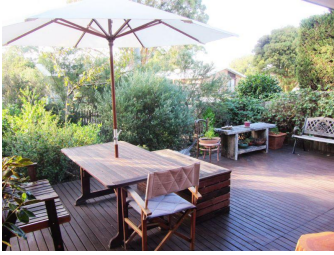
5 JOHN STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**5 JOHN STREET, INVERLOCH, VIC 3996**

3 bedrooms 2 bathrooms 2 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**\$390,000**

SUBURB MEDIAN

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

\$445,000

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.

**89 TAMARA CRES, INVERLOCH, VIC 3996**

3 bedrooms 2 bathrooms 3 cars

Sale Price

Price Withheld

Sale Date: 09/04/2017

Distance from Property: 2km

**2 VALERIE ST, INVERLOCH, VIC 3996**

3 bedrooms 1 bathroom 6 cars

Sale Price

***\$370,000**

Sale Date: 06/04/2017

Distance from Property: 168m

**1/99 CASHIN ST, INVERLOCH, VIC 3996**

3 bedrooms 2 bathrooms 2 cars

Sale Price

***\$395,000**

Sale Date: 07/02/2017

Distance from Property: 1.1km



This report has been compiled on 09/06/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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1 GARDEN CRES, INVERLOCH, VIC 3996

3 1 1

Sale Price

\$410,500

Sale Date: 06/02/2017

Distance from Property: 571m



3 DARLING AVE, INVERLOCH, VIC 3996

3 1 2

Sale Price

\$410,000

Sale Date: 09/11/2016

Distance from Property: 177m



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 JOHN STREET, INVERLOCH, VIC 3996

Indicative selling price

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

Single Price / Range

\$390,000

Median sale price

Median price

\$445,000

House

X

Unit

Suburb

INVERLOCH

Period

01 April 2016 to 31 March 2017

Source


pricfinder

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
89 TAMARA CRES, INVERLOCH, VIC 3996	Price Withheld	09/04/2017
2 VALERIE ST, INVERLOCH, VIC 3996	*\$370,000	06/04/2017
1/99 CASHIN ST, INVERLOCH, VIC 3996	*\$395,000	07/02/2017
1 GARDEN CRES, INVERLOCH, VIC 3996	\$410,500	06/02/2017

3 DARLING AVE, INVERLOCH, VIC 3996	\$410,000	09/11/2016
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