

# STATEMENT OF INFORMATION

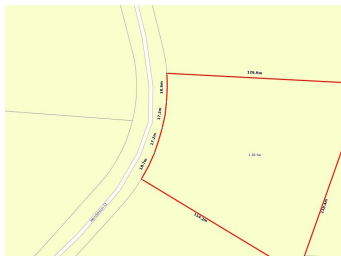
17 HENDERSON COURT, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**17 HENDERSON COURT, INVERLOCH, VIC** 3 2 4

### Indicative Selling Price

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

Price Range: **\$1,700,000 to \$1,900,000**

## MEDIAN SALE PRICE



**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

**\$476,000**

01 January 2017 to 30 June 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.



**13 TOWNSEND BLUFF RD, INVERLOCH, VIC** 7 6 4

Sale Price

**\$1,860,000**

Sale Date: 27/02/2015

Distance from Property: 365m



**26 TOWNSEND BLUFF RD, INVERLOCH, VIC** 3 2 2

Sale Price

**\$1,250,000**

Sale Date: 03/02/2016

Distance from Property: 262m



**29 HENDERSON CRT, INVERLOCH, VIC 3996** 3 2 2

Sale Price

**\$1,600,000**

Sale Date: 28/02/2015

Distance from Property: 150m



This report has been compiled on 07/09/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**20 HENDERSON CRT, INVERLOCH, VIC 3996**

 **4**  **2**  **3**

Sale Price

**\$1,100,000**

Sale Date: 13/08/2015

Distance from Property: 76m



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

17 HENDERSON COURT, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$1,700,000 to \$1,900,000

Median sale price

Median price

\$476,000

House

X

Unit


Suburb

INVERLOCH

Period

01 January 2017 to 30 June 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
13 TOWNSEND BLUFF RD, INVERLOCH, VIC 3996	\$1,860,000	27/02/2015
26 TOWNSEND BLUFF RD, INVERLOCH, VIC 3996	\$1,250,000	03/02/2016
29 HENDERSON CRT, INVERLOCH, VIC 3996	\$1,600,000	28/02/2015
20 HENDERSON CRT, INVERLOCH, VIC 3996	\$1,100,000	13/08/2015