

# STATEMENT OF INFORMATION

10 TOWNSEND BLUFF ROAD, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**10 TOWNSEND BLUFF ROAD,**

4 bedrooms 2 bathrooms 2 cars

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$970,000 to \$975,000**

## MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996****Suburb Median Sale Price (House)****\$477,000**

01 October 2016 to 30 September 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.

**25 THE ESP, INVERLOCH, VIC 3996**

4 bedrooms 2 bathrooms 2 cars

**Sale Price****\$1,005,000**

Sale Date: 23/01/2017

Distance from Property: 2.8km

**2 HOLT CRT, INVERLOCH, VIC 3996**

3 bedrooms 2 bathrooms 2 cars

**Sale Price****\$1,075,000**

Sale Date: 17/04/2017

Distance from Property: 3.7km

**23 THE ESP, INVERLOCH, VIC 3996**

3 bedrooms 2 bathrooms 2 cars

**Sale Price****\$910,000**

Sale Date: 21/12/2016

Distance from Property: 2.8km



This report has been compiled on 24/11/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

10 TOWNSEND BLUFF ROAD, 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:

\$970,000 to \$975,000

Median sale price

Median price

\$477,000

House

X

Unit

Suburb

INVERLOCH

Period

01 October 2016 to 30 September 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 |
|---------------------------------|-------------|--------------|
| 25 THE ESP, INVERLOCH, VIC 3996 | \$1,005,000 | 23/01/2017   |
| 2 HOLT CRT, INVERLOCH, VIC 3996 | \$1,075,000 | 17/04/2017   |
| 23 THE ESP, INVERLOCH, VIC 3996 | \$910,000   | 21/12/2016   |