



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

45 Ruttle Lane,  
INVERLOCH 3996

### Indicative selling price

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

**Single price \$1,400,000**

### Median sale price

Median **House** for **INVERLOCH** for period **Jan 2017 - Aug 2017**

Sourced from **Pricefinder**.

**\$475,000**

### 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 the most comparable to the property for sale.

**38 John Flagg Rise,** Price **\$1,155,000** Sold 25 February 2017  
Inverloch 3996

**30 Settlers Lane,** Price **\$1,050,000** Sold 04 April 2017  
Inverloch 3996

**188 Albert Ruttle Drive,** Price **\$1,150,000** Sold 24 February 2014  
Inverloch 3996

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **Adam Leys**  
Stockdale & Leggo

03 56 74 39 77  
040 704 76 74  
[adaml@stockdaleleggo.com.au](mailto:adaml@stockdaleleggo.com.au)

### Stockdale & Leggo Inverloch

2A A'Beckett Street,  
Inverloch VIC 3996