

Marni Redmond  
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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

2/1 Beaton Place Inverloch VIC 3996

 2  1  1

## Indicative Selling Price

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

Single Price \$420,000

## Median Sale Price

\$370,000 Units in Inverloch between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>1/7A St Kilda Street Inverloch VIC 3996</b>  2  1  1	Sold Price	<b>\$381,000</b>	Sold Date	<b>24-Feb-18</b>
				Distance	<b>0.19km</b>
	<b>8 High Street Inverloch VIC 3996</b>  2  2  2	Sold Price	<b>\$640,000</b>	Sold Date	<b>03-Jul-18</b>
				Distance	<b>0.31km</b>
	<b>2B Bruce Street Inverloch VIC 3996</b>  2  2  2	Sold Price	<b>\$540,000</b>	Sold Date	<b>29-Aug-14</b>
				Distance	<b>0.55km</b>

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**2/1 Bells Court Inverloch VIC 3996** Sold Price **\$383,000** Sold Date **02-Oct-17**  
 🛏️ 2 🚿 2 🚗 1 Distance **0.56km**



**8/14-16 Cuttriss Street Inverloch VIC 3996** Sold Price **\$487,500** Sold Date **09-Jan-18**  
 🛏️ 2 🚿 2 🚗 2 Distance **1.2km**

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