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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

1 Grandview Grove Inverloch VIC 3996

 3  2  2

## Indicative Selling Price

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

Single Price \$1,275,000

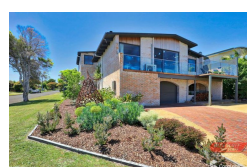
## Median Sale Price

\$567,500 Houses in Inverloch between 01 Jan 2018 - 31 Dec 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.



**53 Bayview Avenue Inverloch VIC 3996**

 4  3  2

Sold Price **\$1,100,000** Sold Date **08-Feb-18**

Distance **0.28km**



**64 Bayview Avenue Inverloch VIC 3996**

 4  3  4

Sold Price **\$1,700,000** Sold Date **08-Aug-18**

Distance **0.32km**



**14 Ramsey Boulevard Inverloch VIC 3996**

 2  2  1

Sold Price **\$1,512,500** Sold Date **22-Oct-18**

Distance **0.62km**

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