

STATEMENT OF INFORMATION

19 GARDEN CRESCENT, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



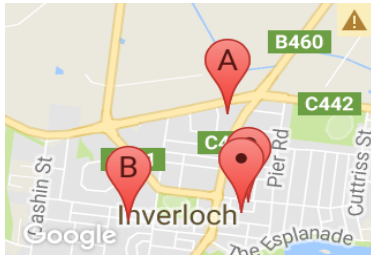
19 GARDEN CRESCENT, INVERLOCH, VIC  3  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$530,000 to \$540,000**

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$477,000

01 October 2016 to 30 September 2017

Provided by: 

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.



3 MANDY CRT, INVERLOCH, VIC 3996  3  2  3

Sale Price

Price Withheld

Sale Date: 08/11/2017

Distance from Property: 706m



9 GOLF ST, INVERLOCH, VIC 3996  3  2  2

Sale Price

***\$535,000**

Sale Date: 20/10/2017

Distance from Property: 730m



16 BAYVIEW AVE, INVERLOCH, VIC 3996  3  1  4

Sale Price

\$500,000

Sale Date: 15/05/2017

Distance from Property: 88m



This report has been compiled on 07/12/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

19 GARDEN CRESCENT, INVERLOCH, VIC 3996

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$530,000 to \$540,000

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
3 MANDY CRT, INVERLOCH, VIC 3996	Price Withheld	08/11/2017
9 GOLF ST, INVERLOCH, VIC 3996	*\$535,000	20/10/2017
16 BAYVIEW AVE, INVERLOCH, VIC 3996	\$500,000	15/05/2017