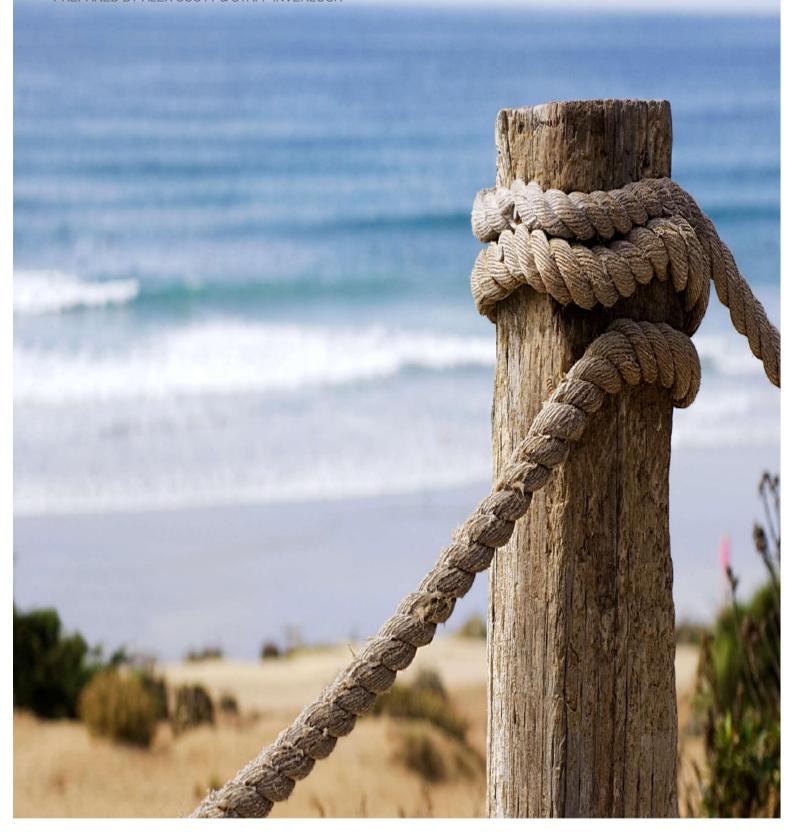
STATEMENT OF INFORMATION

16 DARLING AVENUE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 DARLING AVENUE, INVERLOCH, VIC







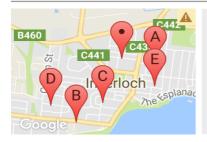
Indicative Selling Price

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

Price Range:

\$750,000 to \$775,000

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.



21 BRUCE ST, INVERLOCH, VIC 3996







Sale Price

*\$710,000

Sale Date: 03/10/2017

Distance from Property: 438m





14 VENUS ST, INVERLOCH, VIC 3996







Sale Price

\$735,000

Sale Date: 22/08/2017

Distance from Property: 1.1km





14 SANDY MOUNT AVE, INVERLOCH, VIC 3996 🕮 4 🕒 2







Sale Price

*\$820,000

Sale Date: 09/06/2017

Distance from Property: 672m







35 HALFORD ST, INVERLOCH, VIC 3996 4 3 5 2







Sale Price

\$845,000

Sale Date: 01/03/2017

Distance from Property: 1.1km





23 HIGH ST, INVERLOCH, VIC 3996







Sale Price

\$701,000

Sale Date: 28/02/2017

Distance from Property: 577m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

postcode postcode	Address Including suburb and postcode	16 DARLING AVENUE, INVERLOCH, VIC 3996
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Indicative selling price

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

Price Range: \$750,000 to \$775,000

Median sale price

Median price	\$477,000	House	Unit	Suburb	INVERLOCH	
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

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
21 BRUCE ST, INVERLOCH, VIC 3996	*\$710,000	03/10/2017
14 VENUS ST, INVERLOCH, VIC 3996	\$735,000	22/08/2017
14 SANDY MOUNT AVE, INVERLOCH, VIC 3996	*\$820,000	09/06/2017
35 HALFORD ST, INVERLOCH, VIC 3996	\$845,000	01/03/2017

23 HIGH ST, INVERLOCH, VIC 3996	\$701,000	28/02/2017
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