

# 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**

4 2 2

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://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**

4 2 2

**Sale Price****\*\$710,000**

Sale Date: 03/10/2017

Distance from Property: 438m

**14 VENUS ST, INVERLOCH, VIC 3996**

4 2 2

**Sale Price****\$735,000**

Sale Date: 22/08/2017

Distance from Property: 1.1km

**14 SANDY MOUNT AVE, INVERLOCH, VIC 3996**

4 2 2

**Sale Price****\*\$820,000**

Sale Date: 09/06/2017

Distance from Property: 672m



This report has been compiled on 24/11/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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

Sale Price

**\$845,000**

Sale Date: 01/03/2017

Distance from Property: 1.1km

**23 HIGH ST, INVERLOCH, VIC 3996** **4**  **2**  **5**

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

Address  
Including suburb and  
postcode

16 DARLING AVENUE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$750,000 to \$775,000

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
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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