

STATEMENT OF INFORMATION

53 BAYVIEW AVENUE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



53 BAYVIEW AVENUE, INVERLOCH, VIC

4 3 1

Indicative Selling Price

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

Price Range: **\$1,180,000 to \$1,210,000**

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$487,000

01 April 2017 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.



14 SANDY MOUNT AVE, INVERLOCH, VIC 3996

4 2 2

Sale Price

***\$820,000**

Sale Date: 09/06/2017

Distance from Property: 788m



25 THE ESP, INVERLOCH, VIC 3996

4 2 2

Sale Price

\$1,005,000

Sale Date: 23/01/2017

Distance from Property: 341m



10 HILLSIDE AVE, INVERLOCH, VIC 3996

4 3 2

Sale Price

\$1,250,000

Sale Date: 19/02/2014

Distance from Property: 863m



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

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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

53 BAYVIEW AVENUE, INVERLOCH, VIC 3996

Indicative selling price

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Price Range:

\$1,180,000 to \$1,210,000

Median sale price

Median price

\$487,000

House

X

Unit

Suburb

INVERLOCH

Period

01 April 2017 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
14 SANDY MOUNT AVE, INVERLOCH, VIC 3996	*\$820,000	09/06/2017
25 THE ESP, INVERLOCH, VIC 3996	\$1,005,000	23/01/2017
10 HILLSIDE AVE, INVERLOCH, VIC 3996	\$1,250,000	19/02/2014