

# STATEMENT OF INFORMATION

4 CASSINIA STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



## STATEMENT OF INFORMATION

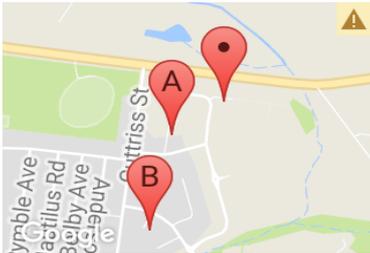
Section 47AF of the Estate Agents Act 1980

**4 CASSINIA STREET, INVERLOCH, VIC**

3 2 2

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$420,000 to \$425,000**

## MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

**\$481,250**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

**6 STANLEY CRT, INVERLOCH, VIC 3996**

3 2 4

Sale Price

**\$415,000**

Sale Date: 03/01/2017

Distance from Property: 205m

**2 USHER CRT, INVERLOCH, VIC 3996**

3 2 2

Sale Price

**\$442,000**

Sale Date: 07/11/2016

Distance from Property: 515m



This report has been compiled on 30/10/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

4 CASSINIA STREET, 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: \$420,000 to \$425,000

### Median sale price

Median price

\$481,250

House

Unit

Suburb

INVERLOCH

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
6 STANLEY CRT, INVERLOCH, VIC 3996	\$415,000	03/01/2017
2 USHER CRT, INVERLOCH, VIC 3996	\$442,000	07/11/2016