

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



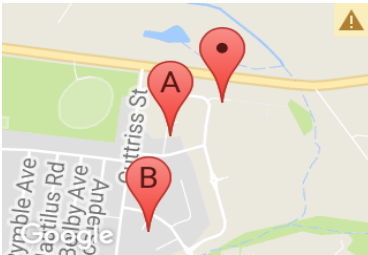
4 CASSINIA STREET, INVERLOCH, VIC

3 bedrooms 2 bathrooms 2 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice 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 bedrooms 2 bathrooms 4 cars

Sale Price

\$415,000

Sale Date: 03/01/2017

Distance from Property: 205m



2 USHER CRT, INVERLOCH, VIC 3996

3 bedrooms 2 bathrooms 2 cars

Sale Price

\$442,000

Sale Date: 07/11/2016

Distance from Property: 515m



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

Price Range:

\$420,000 to \$425,000

Median sale price

Median price

\$481,250

House

X

Unit


Suburb

INVERLOCH

Period

01 October 2016 to 30 September 2017

Source



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