

STATEMENT OF INFORMATION

38 ANDERSON AVENUE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH

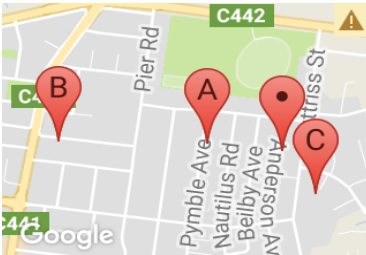


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**38 ANDERSON AVENUE, INVERLOCH, VIC**  3  1  3**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$539,000 to \$539,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

\$520,000

01 April 2017 to 31 March 2018

Provided by: 

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.

**40 PYMBLE AVE, INVERLOCH, VIC 3996** 2  1  1

Sale Price

\$437,500

Sale Date: 20/01/2018

Distance from Property: 243m

**6 KENNETH ST, INVERLOCH, VIC 3996** 3  1  4

Sale Price

***\$495,000**

Sale Date: 15/03/2018

Distance from Property: 723m

**4 USHER CRT, INVERLOCH, VIC 3996** 3  1  2

Sale Price

***\$480,000**

Sale Date: 16/02/2018

Distance from Property: 188m



This report has been compiled on 20/04/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - 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

38 ANDERSON AVENUE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$539,000 to \$539,000

Median sale price

Median price

\$520,000

House

X

Unit


Suburb

INVERLOCH

Period

01 April 2017 to 31 March 2018

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
40 PYMBLE AVE, INVERLOCH, VIC 3996	\$437,500	20/01/2018
6 KENNETH ST, INVERLOCH, VIC 3996	*\$495,000	15/03/2018
4 USHER CRT, INVERLOCH, VIC 3996	*\$480,000	16/02/2018