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# Statement of Information

21 VENUS STREET, INVERLOCH, VIC 3996

Prepared by South Coast, 1A Beckett Street Inverloch

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



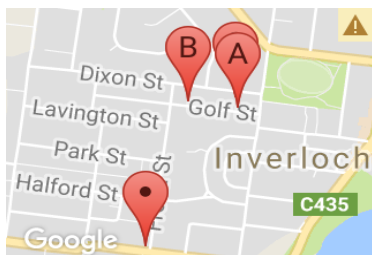
**21 VENUS STREET, INVERLOCH, VIC 3996**  3  1  1

### Indicative Selling Price

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

Price Range: **620,000 to 675,000**

## MEDIAN SALE PRICE



### INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

**\$487,000**

01 January 2017 to 31 December 2017

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.



### 4 GOLF ST, INVERLOCH, VIC 3996

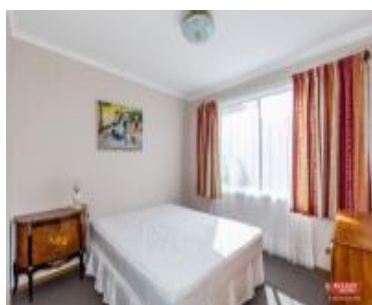
 3  1  2

#### Sale Price

**\*\*\$596,000**

Sale Date: 16/02/2018

Distance from Property: 578m



### 28 GOLF ST, INVERLOCH, VIC 3996

 3  2  1

#### Sale Price

**\*\*\$591,000**

Sale Date: 29/12/2017

Distance from Property: 532m



### 5 DIXON ST, INVERLOCH, VIC 3996

 3  1  1

#### Sale Price

**\$285,000**

Sale Date: 19/12/2017

Distance from Property: 603m



This report has been compiled on 06/03/2018 by South Coast. Property Data Solutions Pty Ltd 2018 - [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

21 VENUS 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:

620,000 to 675,000

Median sale price

Median price

\$487,000

House

X

Unit


Suburb

INVERLOCH

Period

01 January 2017 to 31 December 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
4 GOLF ST, INVERLOCH, VIC 3996	**\$596,000	16/02/2018
28 GOLF ST, INVERLOCH, VIC 3996	**\$591,000	29/12/2017
5 DIXON ST, INVERLOCH, VIC 3996	\$285,000	19/12/2017