

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

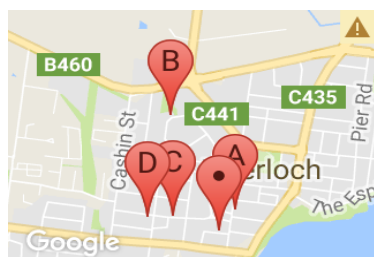
4 KATHRYN CLOSE, INVERLOCH, VIC 3996  4  3  6

Indicative Selling Price

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

Price Range: \$840,000 to \$865,000

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.



14 SANDY MOUNT AVE, INVERLOCH, VIC 3996  4  2  2

Sale Price

\$820,000

Sale Date: 05/12/2017

Distance from Property: 182m



52 WOODLAND HEATH DR, INVERLOCH, VIC  4  2  2

Sale Price

****\$940,000**

Sale Date: 04/04/2018

Distance from Property: 880m



1/12 HALFORD ST, INVERLOCH, VIC 3996  4  3  2

Sale Price

****\$910,000**

Sale Date: 03/04/2018

Distance from Property: 323m



This report has been compiled on 02/05/2018 by South Coast. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



25 HALFORD ST, INVERLOCH, VIC 3996

 4  2  2

Sale Price

\$700,000

Sale Date: 22/12/2017

Distance from Property: 474m



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 KATHRYN CLOSE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$840,000 to \$865,000

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
14 SANDY MOUNT AVE, INVERLOCH, VIC 3996	\$820,000	05/12/2017
52 WOODLAND HEATH DR, INVERLOCH, VIC 3996	**\$940,000	04/04/2018
1/12 HALFORD ST, INVERLOCH, VIC 3996	**\$910,000	03/04/2018
25 HALFORD ST, INVERLOCH, VIC 3996	\$700,000	22/12/2017