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REAL ESTATE

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Statement of Information

49 WONTHAGGI ROAD, INVERLOCH, VIC 3996

Prepared by South Coast, 1A Beckett Street Inverloch

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



49 WONTHAGGI ROAD, INVERLOCH, VIC

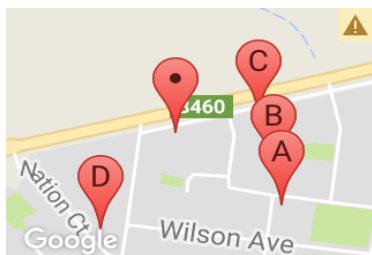
 3  2  1

Indicative Selling Price

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

Price Range: 410,000 to 435,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$477,000

01 October 2016 to 30 September 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.



16 JOHN ST, INVERLOCH, VIC 3996

 3  2  2

Sale Price

\$435,000

Sale Date: 17/02/2017

Distance from Property: 212m



1 KENNARDS CRT, INVERLOCH, VIC 3996

 3  1  2

Sale Price

\$350,000

Sale Date: 03/03/2017

Distance from Property: 171m



37 WONTHAGGI RD, INVERLOCH, VIC 3996

 3  1  4

Sale Price

\$310,000

Sale Date: 09/05/2017

Distance from Property: 138m



This report has been compiled on 18/12/2017 by South Coast. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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2 NATION CRT, INVERLOCH, VIC 3996

 3  1  1

Sale Price

***\$416,000**

Sale Date: 29/11/2017

Distance from Property: 211m



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

49 WONTHAGGI ROAD, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

410,000 to 435,000

Median sale price

Median price

\$477,000

House

X

Unit


Suburb

INVERLOCH

Period

01 October 2016 to 30 September 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
16 JOHN ST, INVERLOCH, VIC 3996	\$435,000	17/02/2017
1 KENNARDS CRT, INVERLOCH, VIC 3996	\$350,000	03/03/2017
37 WONTHAGGI RD, INVERLOCH, VIC 3996	\$310,000	09/05/2017
2 NATION CRT, INVERLOCH, VIC 3996	*\$416,000	29/11/2017