

STATEMENT OF INFORMATION

141 TAMARA CRESCENT, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



141 TAMARA CRESCENT, INVERLOCH,

4 3 3

Indicative Selling Price

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

Price Range: \$935,000 to \$950,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$477,250

01 October 2016 to 30 September 2017

Provided by: pricefinder

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 VERONICA ST, INVERLOCH, VIC 3996

3 2 2

Sale Price

Price Withheld

Sale Date: 15/05/2017

Distance from Property: 408m



164 SURF PDE, INVERLOCH, VIC 3996

3 2 2

Sale Price

\$890,000

Sale Date: 23/01/2017

Distance from Property: 914m



10 VERONICA ST, INVERLOCH, VIC 3996

4 3 2

Sale Price

\$975,000

Sale Date: 29/04/2017

Distance from Property: 351m



This report has been compiled on 14/12/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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77 LOHR AVE, INVERLOCH, VIC 3996

 **4**  **2**  **2**

Sale Price

\$950,000

Sale Date: 20/01/2017

Distance from Property: 736m



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

141 TAMARA CRESCENT, INVERLOCH, VIC 3996

Indicative selling price

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Price Range:

\$935,000 to \$950,000

Median sale price

Median price

\$477,250

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
4 VERONICA ST, INVERLOCH, VIC 3996	Price Withheld	15/05/2017
164 SURF PDE, INVERLOCH, VIC 3996	\$890,000	23/01/2017
10 VERONICA ST, INVERLOCH, VIC 3996	\$975,000	29/04/2017
77 LOHR AVE, INVERLOCH, VIC 3996	\$950,000	20/01/2017