

STATEMENT OF INFORMATION

37 FLORIDA AVENUE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

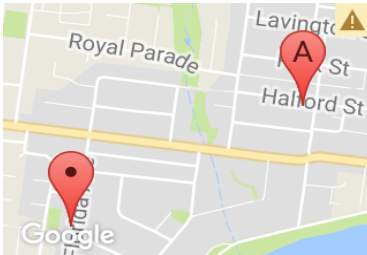
Section 47AF of the Estate Agents Act 1980

**37 FLORIDA AVENUE, INVERLOCH, VIC**

4 bedrooms, 2 bathrooms, 1 car space

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$750,000 to \$750,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996****Suburb Median Sale Price (House)****\$486,000**

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

**25 HALFORD ST, INVERLOCH, VIC 3996**

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price***\$700,000**

Sale Date: 11/01/2018

Distance from Property: 863m



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	37 FLORIDA AVENUE, INVERLOCH, VIC 3996
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Indicative selling price

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

Price Range:	\$750,000 to \$750,000
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Median sale price

Median price	\$486,000	House	☒	Unit	☐	Suburb	INVERLOCH
Period	01 January 2017 to 31 December 2017			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
25 HALFORD ST, INVERLOCH, VIC 3996	*\$700,000	11/01/2018