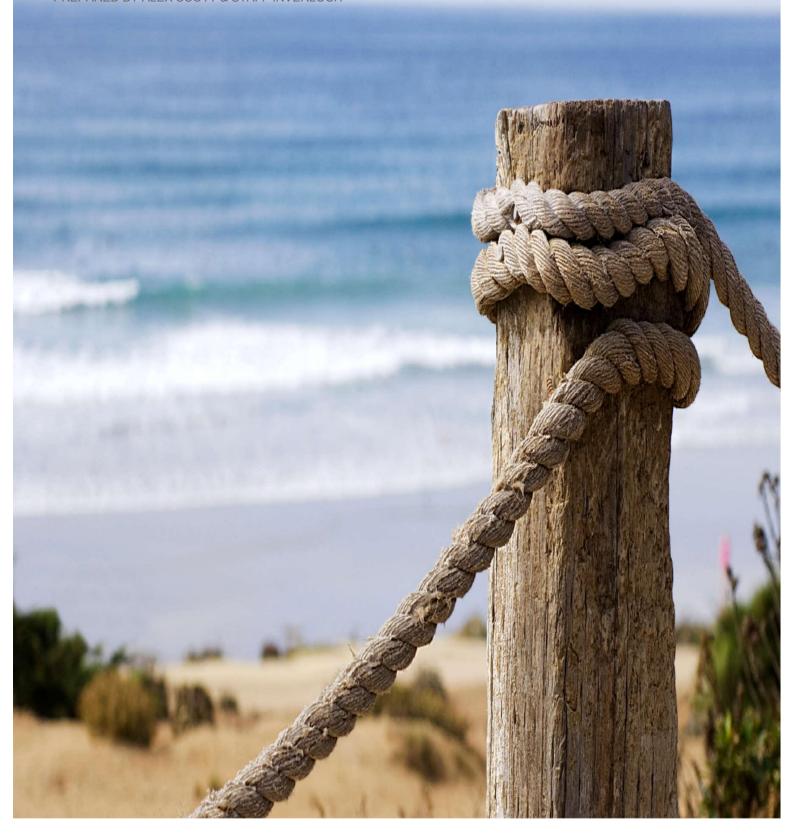
# STATEMENT OF INFORMATION

3 USHER COURT, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 3 USHER COURT, INVERLOCH, VIC 3996 🕮 3







**Indicative Selling Price** 

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

Price Range:

\$525,000 to \$550,000

#### **MEDIAN SALE PRICE**



# **INVERLOCH, VIC, 3996**

**Suburb Median Sale Price (House)** 

\$538,500

01 October 2017 to 31 December 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.



# 6 KENNETH ST, INVERLOCH, VIC 3996







Sale Price

\*\$495,000

Sale Date: 15/03/2018

Distance from Property: 871m





# 14 JOHN ST, INVERLOCH, VIC 3996









**Sale Price** 

\*\$467,500

Sale Date: 03/03/2018

Distance from Property: 1.1km





4 USHER CRT, INVERLOCH, VIC 3996







**Sale Price** 

\*\$480,000

Sale Date: 16/02/2018

Distance from Property: 19m







# 25 GORDON AVE, INVERLOCH, VIC 3996 🚊 3 🕒 1 😓 2







Sale Price

\*\$480,000

Sale Date: 11/12/2017

Distance from Property: 1km





68 VERONICA ST, INVERLOCH, VIC 3996







Sale Price

\$510,000

Sale Date: 17/10/2017





# 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	3 USHER COURT, INVERLOCH, VIC 3996
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# Indicative selling price

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

Price Range: \$525,000 to \$550,000

# Median sale price

Median price	\$538,500	House X	Unit	Suburb	INVERLOCH
Period	01 October 2017 to 31 December 2017		Source		ricefinder

# 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
6 KENNETH ST, INVERLOCH, VIC 3996	*\$495,000	15/03/2018
14 JOHN ST, INVERLOCH, VIC 3996	*\$467,500	03/03/2018
4 USHER CRT, INVERLOCH, VIC 3996	*\$480,000	16/02/2018
25 GORDON AVE, INVERLOCH, VIC 3996	*\$480,000	11/12/2017

68 VERONICA ST, INVERLOCH, VIC 3996	\$510,000	17/10/2017	
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