

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 bedrooms 1 bathroom 2 cars

Indicative Selling Price

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

3 bedrooms 1 bathroom 4 cars

Sale Price

***\$495,000**

Sale Date: 15/03/2018

Distance from Property: 871m



14 JOHN ST, INVERLOCH, VIC 3996

3 bedrooms 1 bathroom 1 car

Sale Price

***\$467,500**

Sale Date: 03/03/2018

Distance from Property: 1.1km



4 USHER CRT, INVERLOCH, VIC 3996

3 bedrooms 1 bathroom 2 cars

Sale Price

***\$480,000**

Sale Date: 16/02/2018

Distance from Property: 19m



This report has been compiled on 21/03/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

 3  1  -

Sale Price

\$510,000

Sale Date: 17/10/2017

Distance from Property: 3.1km



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

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



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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