

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

27 Inverloch Parade, Inverloch Vic 3996

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$340,000

Property Type

Vacant land

Suburb

Inverloch

Period - From

12/08/2019

to

11/08/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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.

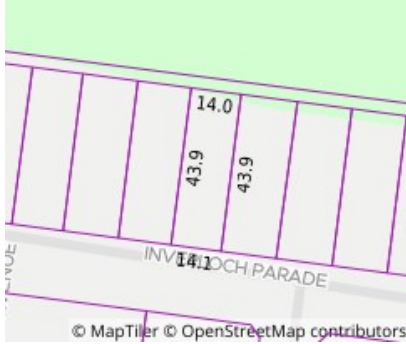
	Address of comparable property	Price	Date of sale
1	9 Overlook Dr INVERLOCH 3996	\$450,000	13/08/2019
2	40 Meanderri Dr INVERLOCH 3996	\$405,000	19/12/2019
3	31 Diane Pl INVERLOCH 3996	\$400,000	17/05/2020

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

12/08/2020 17:19



Property Type: House (Previously Occupied - Detached)
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price

\$450,000

Median Land Price

12/08/2019 - 11/08/2020: \$340,000

Comparable Properties

9 Overlook Dr INVERLOCH 3996 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 13/08/2019
Property Type: Land
Land Size: 600 sqm approx

40 Meanderri Dr INVERLOCH 3996 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 19/12/2019
Property Type: Land
Land Size: 698 sqm approx

31 Diane Pl INVERLOCH 3996 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 17/05/2020
Property Type: Land
Land Size: 719 sqm approx