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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

212 Surf Parade Inverloch VIC 3996

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$845,000

## Median Sale Price




\$554,250 Houses in Inverloch between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic




## Comparable Property Sales

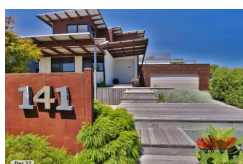
These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**34 Ripple Drive Inverloch VIC 3996** Sold Price **\$890,000** Sold Date **13-Jan-18**  
 4  3  2 Distance **0.79km**



**139 Lohr Avenue Inverloch VIC 3996** Sold Price **\$955,000** Sold Date **20-Mar-18**  
 3  2  2 Distance **1.11km**



**141 Tamara Crescent Inverloch VIC 3996** Sold Price **\$845,000** Sold Date **18-Apr-18**  
 3  2  3 Distance **1.3km**

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