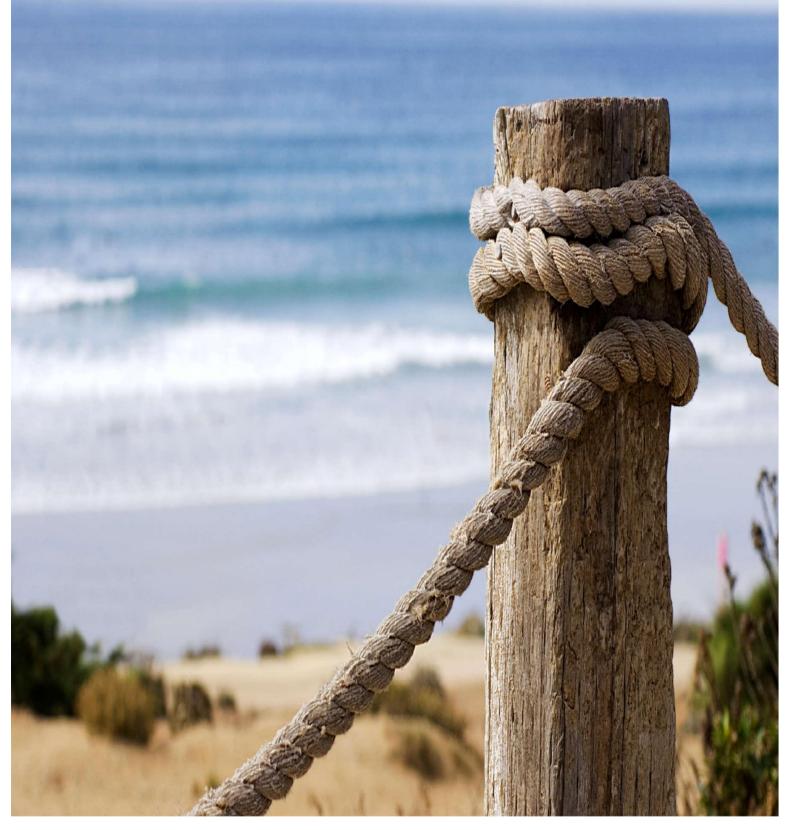
STATEMENT OF INFORMATION

57 FLORIDA AVENUE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



57 FLORIDA AVENUE, INVERLOCH, VIC 📛 4 🕒 2 🚓 2







Indicative Selling Price

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

Price Range:

\$725,000 to \$725,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$475,000

01 July 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.



7 BUNURONG CRT, INVERLOCH, VIC 3996







Sale Price

*\$662,500

Sale Date: 21/12/2017

Distance from Property: 452m





130 SURF PDE, INVERLOCH, VIC 3996









Sale Price

*\$747,500

Sale Date: 03/12/2017

Distance from Property: 943m





1 STREETON CRT, INVERLOCH, VIC 3996







Sale Price

\$775.000

Sale Date: 11/05/2017

Distance from Property: 872m



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 57 FLORIDA AVENUE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range: \$725,000 to \$725,000

Median sale price

Median price	\$475,000	House	Χ	Unit	Suburt	INVERLOCH
Period	01 July 2017 to 31 Dec	cember 20	17	Source		pricefinder

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
7 BUNURONG CRT, INVERLOCH, VIC 3996	*\$662,500	21/12/2017
130 SURF PDE, INVERLOCH, VIC 3996	*\$747,500	03/12/2017
1 STREETON CRT, INVERLOCH, VIC 3996	\$775,000	11/05/2017