

# 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](http://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**

3 2 2

**Sale Price**

**\*\$662,500**

Sale Date: 21/12/2017

Distance from Property: 452m



**130 SURF PDE, INVERLOCH, VIC 3996**

3 2 3

**Sale Price**

**\*\$747,500**

Sale Date: 03/12/2017

Distance from Property: 943m



**1 STREETON CRT, INVERLOCH, VIC 3996**

4 2 2

**Sale Price**

**\$775,000**

Sale Date: 11/05/2017

Distance from Property: 872m



This report has been compiled on 10/01/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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](http://consumer.vic.gov.au/underquoting)

Price Range:

\$725,000 to \$725,000

Median sale price

Median price

\$475,000

House

X

Unit


Suburb

INVERLOCH

Period

01 July 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
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