

# STATEMENT OF INFORMATION

94 WOODLAND HEATH DRIVE, INVERLOCH, VIC 3996
PREPARED BY PBE REAL ESTATE WONTHAGGI



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 94 WOODLAND HEATH DRIVE,





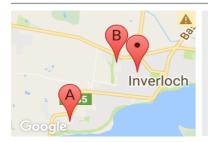


**Indicative Selling Price** 

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

\$349,000

#### **SUBURB MEDIAN**



# INVERLOCH, VIC, 3996

**Suburb Median Sale Price (House)** 

\$459,000

01 October 2016 to 31 March 2017

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



#### 8 PAPERBARK PL, INVERLOCH, VIC 3996







**Sale Price** 

\*\$362,000

Sale Date: 06/04/2017

Distance from Property: 2.2km





#### 18 BUTCHER PL, INVERLOCH, VIC 3996







**Sale Price** 

\*\$365,000

Sale Date: 21/04/2017

Distance from Property: 610m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

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Address Including suburb and postcode	94 WOODLAND HEATH DRIVE, INVERLOCH, VIC 3996
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## Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting
Single Price / Range	\$349,000	

#### Median sale price

Median price	\$459,000	House	Unit	Suburb	INVERLOCH
Period	01 October 2016 to 31 March 2017		Source		ricefinder

## Comparable property sales

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.

Address of comparable property	Price	Date of sale
8 PAPERBARK PL, INVERLOCH, VIC 3996	*\$362,000	06/04/2017
18 BUTCHER PL, INVERLOCH, VIC 3996	*\$365,000	21/04/2017

