

STATEMENT OF INFORMATION

11 PARK STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**11 PARK STREET, INVERLOCH, VIC 3996**

2 1 1

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$460,000 to \$470,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996****Suburb Median Sale Price (House)****\$538,500**

01 October 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.

**4 KENNETH ST, INVERLOCH, VIC 3996**

2 1 2

Sale Price**\$410,000**

Sale Date: 13/12/2017

Distance from Property: 1.2km

**10 BAYVIEW AVE, INVERLOCH, VIC 3996**

2 1 2

Sale Price**\$400,000**

Sale Date: 25/11/2017

Distance from Property: 1.1km

**18 KENNETH ST, INVERLOCH, VIC 3996**

2 1 1

Sale Price***\$419,000**

Sale Date: 27/10/2017

Distance from Property: 1.3km



This report has been compiled on 24/03/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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1 KENWAY CRT, INVERLOCH, VIC 3996

 **2**  **1**  **1**

Sale Price

\$415,000

Sale Date: 16/10/2017

Distance from Property: 1.4km



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

11 PARK STREET, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$460,000 to \$470,000

Median sale price

Median price

\$538,500

House

X

Unit


Suburb

INVERLOCH

Period

01 October 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
4 KENNETH ST, INVERLOCH, VIC 3996	\$410,000	13/12/2017
10 BAYVIEW AVE, INVERLOCH, VIC 3996	\$400,000	25/11/2017
18 KENNETH ST, INVERLOCH, VIC 3996	*\$419,000	27/10/2017
1 KENWAY CRT, INVERLOCH, VIC 3996	\$415,000	16/10/2017