

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 21 YOULL GROVE, INVERLOCH, VIC 3996 🕮 3 🕒 2 🚓 4







**Indicative Selling Price** 

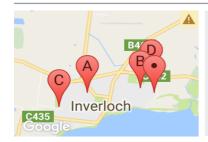
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

450,000 to 490,000

Provided by: Sam Zhang, Sam Zhang

#### **MEDIAN SALE PRICE**



# **INVERLOCH, VIC, 3996**

**Suburb Median Sale Price (House)** 

\$460,000

01 October 2016 to 31 March 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.



# 18 WOODLAND HEATH DR, INVERLOCH, VIC







Sale Price

\$450,000

Sale Date: 12/04/2017

Distance from Property: 1.7km





42 BEILBY AVE, INVERLOCH, VIC 3996







Sale Price

\$450,000

Sale Date: 01/04/2017

Distance from Property: 382m





3 CHELSEA SQ, INVERLOCH, VIC 3996







**Sale Price** 

\$467,000

Sale Date: 23/02/2017

Distance from Property: 2.5km







# 94 MEANDERRI DR, INVERLOCH, VIC 3996 💆 4 🕒 2 😓 2







Sale Price

\$485,000

Sale Date: 21/04/2017

Distance from Property: 447m



# 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	21 YOULL GROVE, INVERLOCH, VIC 3996	
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#### Indicative selling price

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

Price Range: 450,000 to 490,000

#### Median sale price

Median price	\$460,000	House	X	Unit		Suburb	INVERLOCH
Period	01 October 2016 to 31 March 2017			Sour	се	p	ricefinder

## 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
18 WOODLAND HEATH DR, INVERLOCH, VIC 3996	\$450,000	12/04/2017
42 BEILBY AVE, INVERLOCH, VIC 3996	\$450,000	01/04/2017
3 CHELSEA SQ, INVERLOCH, VIC 3996	\$467,000	23/02/2017
94 MEANDERRI DR, INVERLOCH, VIC 3996	\$485,000	21/04/2017

