

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

3 2 3

Sale Price

\$450,000

Sale Date: 12/04/2017

Distance from Property: 1.7km



42 BEILBY AVE, INVERLOCH, VIC 3996

3 2 3

Sale Price

\$450,000

Sale Date: 01/04/2017

Distance from Property: 382m



3 CHELSEA SQ, INVERLOCH, VIC 3996

3 2 4

Sale Price

\$467,000

Sale Date: 23/02/2017

Distance from Property: 2.5km



This report has been compiled on 28/06/2017 by Sam Zhang. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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

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
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