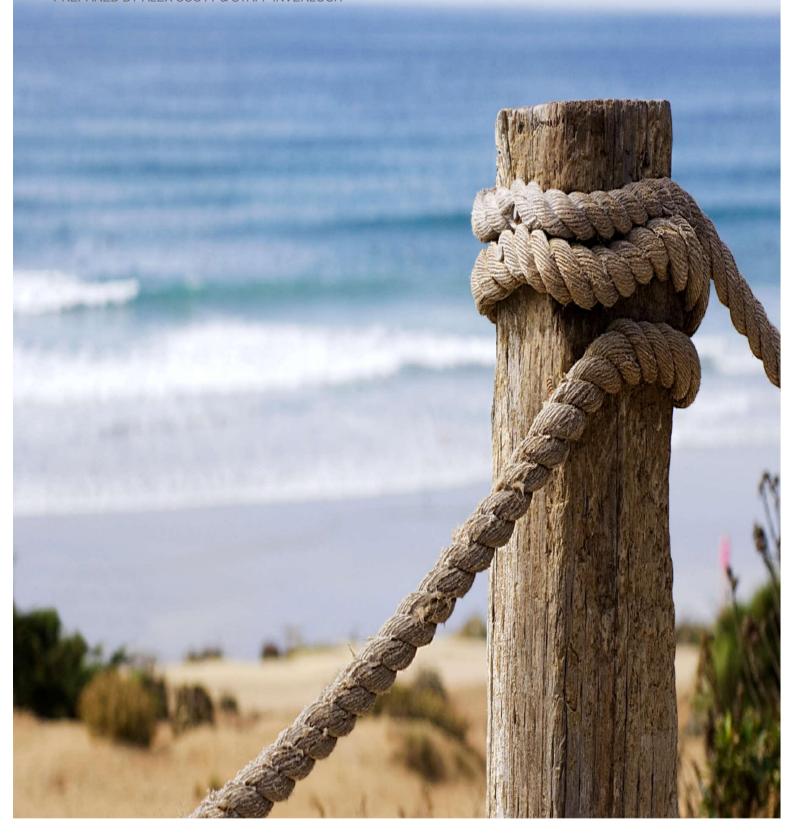
STATEMENT OF INFORMATION

3 WILSON AVENUE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 WILSON AVENUE, INVERLOCH, VIC 3996 🕮 2 🕒 2 😂 -

Indicative Selling Price

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

Price Range: \$400,000 to \$410,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$477,250

01 October 2016 to 30 September 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.



1 KENWAY CRT, INVERLOCH, VIC 3996







Sale Price

*\$415,000

Sale Date: 16/10/2017

Distance from Property: 507m





89 TAMARA CRES, INVERLOCH, VIC 3996







Sale Price

\$377,000

Sale Date: 09/04/2017

Distance from Property: 1.9km





43 ANDERSON AVE, INVERLOCH, VIC 3996







Sale Price

\$432,500

Sale Date: 03/03/2017

Distance from Property: 1.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

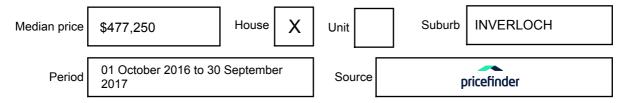
Address Including suburb and postcode	3 WILSON AVENUE, INVERLOCH, VIC 3996
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Indicative selling price

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

Price Range: \$400,000 to \$410,000

Median sale price



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
1 KENWAY CRT, INVERLOCH, VIC 3996	*\$415,000	16/10/2017
89 TAMARA CRES, INVERLOCH, VIC 3996	\$377,000	09/04/2017
43 ANDERSON AVE, INVERLOCH, VIC 3996	\$432,500	03/03/2017