

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: 

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** 2  1  1

Sale Price

***\$415,000**

Sale Date: 16/10/2017

Distance from Property: 507m

**89 TAMARA CRES, INVERLOCH, VIC 3996** 2  2  3

Sale Price

\$377,000

Sale Date: 09/04/2017

Distance from Property: 1.9km

**43 ANDERSON AVE, INVERLOCH, VIC 3996** 2  1  2

Sale Price

\$432,500

Sale Date: 03/03/2017

Distance from Property: 1.1km



This report has been compiled on 23/11/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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

Median price

\$477,250

House

X

Unit


Suburb

INVERLOCH

Period

01 October 2016 to 30 September 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
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