

STATEMENT OF INFORMATION

5 CLERK CRESCENT, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 CLERK CRESCENT, INVERLOCH, VIC

3 1 6

Indicative Selling Price

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

Price Range: **\$695,000 to \$720,000**

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$542,000

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.



27 VENUS ST, INVERLOCH, VIC 3996

3 2 3

Sale Price

***\$760,000**

Sale Date: 22/03/2018

Distance from Property: 313m



4 GOLF ST, INVERLOCH, VIC 3996

3 1 2

Sale Price

****\$596,000**

Sale Date: 16/02/2018

Distance from Property: 238m



28 GOLF ST, INVERLOCH, VIC 3996

3 2 1

Sale Price

****\$591,000**

Sale Date: 29/12/2017

Distance from Property: 290m



This report has been compiled on 30/03/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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7 WILLIAMS ST, INVERLOCH, VIC 3996

 **5**  **1**  **1**

Sale Price

****\$720,000**

Sale Date: 07/11/2017

Distance from Property: 522m



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

5 CLERK CRESCENT, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$695,0000 to \$720,000

Median sale price

Median price

\$542,000

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
27 VENUS ST, INVERLOCH, VIC 3996	*\$760,000	22/03/2018
4 GOLF ST, INVERLOCH, VIC 3996	**\$596,000	16/02/2018
28 GOLF ST, INVERLOCH, VIC 3996	**\$591,000	29/12/2017
7 WILLIAMS ST, INVERLOCH, VIC 3996	**\$720,000	07/11/2017