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Statement of Information

2A BRUCE STREET, INVERLOCH, VIC 3996

Prepared by South Coast, 1A Beckett Street Inverloch

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2A BRUCE STREET, INVERLOCH, VIC 3996  2  2  2

Indicative Selling Price

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

Price Range: **\$560,000 to \$620,000**

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$530,000

01 April 2017 to 31 March 2018

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.



46 WILLIAMS ST, INVERLOCH, VIC 3996  3  2  2

Sale Price

\$552,500

Sale Date: 23/04/2018

Distance from Property: 140m



7 BAY ST, INVERLOCH, VIC 3996  3  2  2

Sale Price

\$695,000

Sale Date: 12/02/2018

Distance from Property: 470m



2/9 GARDEN CRES, INVERLOCH, VIC 3996  3  2  2

Sale Price

\$622,000

Sale Date: 27/12/2017

Distance from Property: 352m



This report has been compiled on 06/06/2018 by South Coast. Property Data Solutions Pty Ltd 2018 - 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

2A BRUCE STREET, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$560,000 to \$620,000

Median sale price

Median price

\$530,000

House

X

Unit


Suburb

INVERLOCH

Period

01 April 2017 to 31 March 2018

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
46 WILLIAMS ST, INVERLOCH, VIC 3996	\$552,500	23/04/2018
7 BAY ST, INVERLOCH, VIC 3996	\$695,000	12/02/2018
2/9 GARDEN CRES, INVERLOCH, VIC 3996	\$622,000	27/12/2017