

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

8 Cuttriss Street, Inverloch Vic 3996

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Inverloch

Period - From

01/10/2018

to

30/09/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	33 Bayview Av INVERLOCH 3996	\$696,000	18/02/2019
2	30 Grandview Gr INVERLOCH 3996	\$687,500	04/07/2019
3	1 Kathryn CI INVERLOCH 3996	\$650,000	26/06/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

13/11/2019 10:07



Property Type: House (Previously Occupied - Detached)
Land Size: 699 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$625,000

Median House Price
Year ending September 2019: \$620,000

Comparable Properties

33 Bayview Av INVERLOCH 3996 (VG)

[Agent Comments](#)



Price: \$696,000
Method: Sale
Date: 18/02/2019
Property Type: House (Res)
Land Size: 669 sqm approx



30 Grandview Gr INVERLOCH 3996 (VG)

[Agent Comments](#)



Price: \$687,500
Method: Sale
Date: 04/07/2019
Property Type: House (Res)
Land Size: 678 sqm approx

1 Kathryn Ct INVERLOCH 3996 (VG)

[Agent Comments](#)



Price: \$650,000
Method: Sale
Date: 26/06/2019
Property Type: House (Res)
Land Size: 825 sqm approx