

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

8/18 St Kilda Street, Inverloch Vic 3996

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Inverloch

Period - From

29/10/2019

to

28/10/2020

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	1/19-21 The Esplanade INVERLOCH 3996	\$681,000	18/06/2020
2	67A Halford St INVERLOCH 3996	\$560,000	31/07/2020
3	3/37 Abeckett St INVERLOCH 3996	\$535,000	30/07/2020

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:

29/10/2020 16:48

8/18 St Kilda Street, Inverloch Vic 3996

LEWIS STONE
REAL ESTATE



2 1 1

Property Type: Town House

Agent Comments

Beautiful north facing unit in the Sails complex. In excellent condition.

Indicative Selling Price

\$590,000

Median Unit Price

29/10/2019 - 28/10/2020: \$470,000

Comparable Properties



1/19-21 The Esplanade INVERLOCH 3996 (REI/VG)

Agent Comments

3 2 1

Price: \$681,000

Method: Private Sale

Date: 18/06/2020

Property Type: House

Land Size: 159 sqm approx

67A Halford St INVERLOCH 3996 (VG)

Agent Comments

3 - -

Price: \$560,000

Method: Sale

Date: 31/07/2020

Property Type: House (Res)

Land Size: 280 sqm approx



3/37 Abeckett St INVERLOCH 3996 (REI/VG)

Agent Comments

3 2 1

Price: \$535,000

Method: Private Sale

Date: 30/07/2020

Property Type: Unit

Account - Lewis Stone RE | P: 03 5671 1212



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.