

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



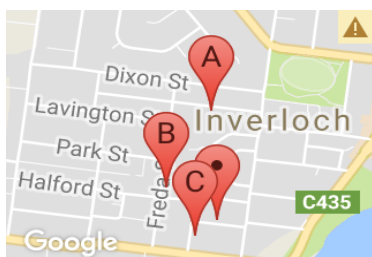
8 KATHRYN CLOSE, INVERLOCH, VIC 3996  4  1  1

Indicative Selling Price

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

Price Range: **\$530,000 to \$565,000**

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$487,000

01 January 2017 to 31 December 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.



9 GOLF ST, INVERLOCH, VIC 3996

 4  2  2

Sale Price

\$535,000

Sale Date: 19/10/2017

Distance from Property: 388m



12 FREDA ST, INVERLOCH, VIC 3996

 4  1  1

Sale Price

\$510,000

Sale Date: 28/08/2017

Distance from Property: 200m



15 KATHRYN CL, INVERLOCH, VIC 3996

 5  2  2

Sale Price

****\$535,000**

Sale Date: 05/11/2017

Distance from Property: 89m



This report has been compiled on 07/03/2018 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

8 KATHRYN CLOSE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$530,000 to \$565,000

Median sale price

Median price

\$487,000

House

X

Unit


Suburb

INVERLOCH

Period

01 January 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
9 GOLF ST, INVERLOCH, VIC 3996	\$535,000	19/10/2017
12 FREDA ST, INVERLOCH, VIC 3996	\$510,000	28/08/2017
15 KATHRYN CL, INVERLOCH, VIC 3996	**\$535,000	05/11/2017