

STATEMENT OF INFORMATION

27 LAVINGTON STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH

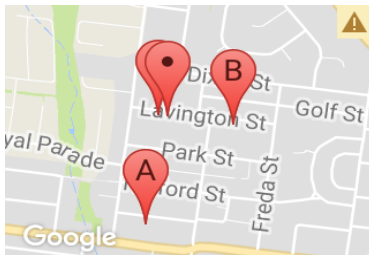


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**27 LAVINGTON STREET, INVERLOCH, VIC** 2 1 1**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$430,000 to \$440,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996****Suburb Median Sale Price (House)****\$475,000**

01 January 2017 to 30 June 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.

**15 VIEW ST, INVERLOCH, VIC 3996**

2 1 1

Sale Price**\$445,000**

Sale Date: 18/03/2017

Distance from Property: 389m

**7 LAVINGTON ST, INVERLOCH, VIC 3996**

2 1 -

Sale Price**\$430,000**

Sale Date: 13/02/2017

Distance from Property: 213m

**31 LAVINGTON ST, INVERLOCH, VIC 3996**

3 1 1

Sale Price**\$420,000**

Sale Date: 03/04/2017

Distance from Property: 32m



This report has been compiled on 03/09/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - 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

27 LAVINGTON STREET, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$430,000 to \$440,000

Median sale price

Median price

\$475,000

House

X

Unit

Suburb

INVERLOCH

Period

01 January 2017 to 30 June 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
15 VIEW ST, INVERLOCH, VIC 3996	\$445,000	18/03/2017
7 LAVINGTON ST, INVERLOCH, VIC 3996	\$430,000	13/02/2017
31 LAVINGTON ST, INVERLOCH, VIC 3996	\$420,000	03/04/2017