STATEMENT OF INFORMATION

7 MARINER PLACE, INVERLOCH, VIC 3996 PREPARED BY ALEX SCOTT & STAFF INVERLOCH



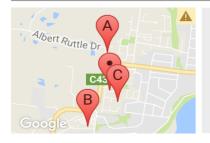


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

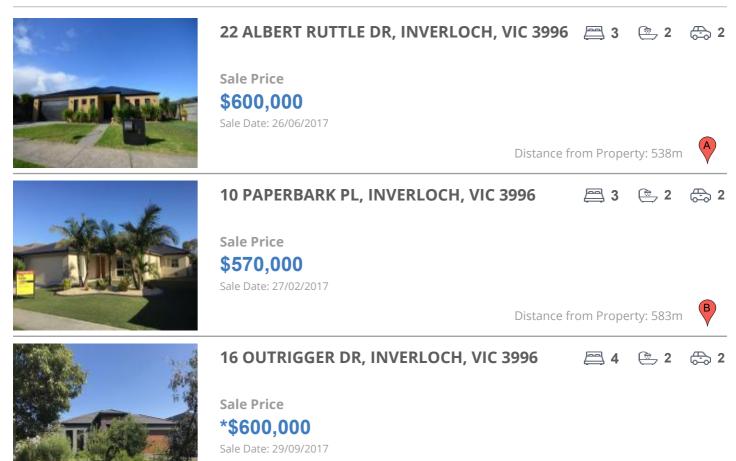
\$477,000

01 October 2016 to 30 September 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.



Distance from Property: 196m

This report has been compiled on 23/10/2017 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 7 MARINER PLACE, INVERLOCH, VIC 3996

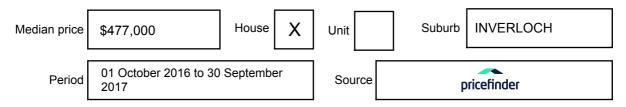
Indicative selling price

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

Price Range:

\$575,000 to \$585,000

Median sale price



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
22 ALBERT RUTTLE DR, INVERLOCH, VIC 3996	\$600,000	26/06/2017
10 PAPERBARK PL, INVERLOCH, VIC 3996	\$570,000	27/02/2017
16 OUTRIGGER DR, INVERLOCH, VIC 3996	*\$600,000	29/09/2017

