



## STATEMENT OF INFORMATION

17 FREDA STREET, INVERLOCH, VIC 3996

PREPARED BY PBE REAL ESTATE WONTHAGGI







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



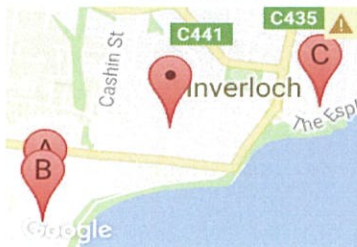
**17 FRED A STREET, INVERLOCH, VIC 3996**  3  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$659,000**

## MEDIAN SALE PRICE



### INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

**\$486,000**

01 January 2017 to 31 December 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.



**14 NORMAN RD, INVERLOCH, VIC 3996**

 3  2  2

### Sale Price

**\*\$640,000**

Sale Date: 08/11/2017

Distance from Property: 1km



**5 OVERLOOK DR, INVERLOCH, VIC 3996**

 3  2  1

### Sale Price

**\*\$665,000**

Sale Date: 05/08/2017

Distance from Property: 1.1km



**25 HOPETOUN ST, INVERLOCH, VIC 3996**

 3  1  2

### Sale Price

**\$637,500**

Sale Date: 23/10/2017

Distance from Property: 1km



This report has been compiled on 24/01/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

17 FRED A STREET, INVERLOCH, VIC 3996

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$659,000

### Median sale price

Median price

\$486,000

House

X

Unit

Suburb

INVERLOCH

Period

01 January 2017 to 31 December 2017

Source

 pricefinder

### 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
14 NORMAN RD, INVERLOCH, VIC 3996	*\$640,000	08/11/2017
5 OVERLOOK DR, INVERLOCH, VIC 3996	*\$665,000	05/08/2017
25 HOPETOUN ST, INVERLOCH, VIC 3996	\$637,500	23/10/2017