

# STATEMENT OF INFORMATION

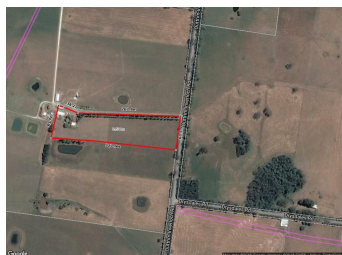
390 OUTTRIM-INVERLOCH ROAD, OUTTRIM, VIC 3951

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**390 OUTTRIM-INVERLOCH ROAD,**

3 1 8

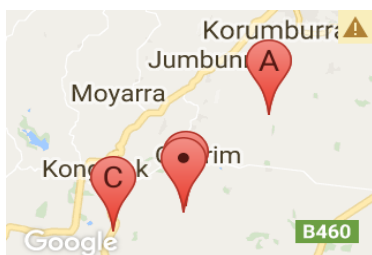
**Indicative Selling Price**

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

**Single Price: \$550,000**

Provided by: Dan Huther, Alex Scott Wonthaggi

## MEDIAN SALE PRICE



**OUTTRIM, VIC, 3951**

**Suburb Median Sale Price (Other)**

**\$3,445,914**

01 April 2017 to 31 March 2018

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.



**850 KORUMBURRA SOUTH RD,**

3 1 1

**Sale Price**

**\$460,000**

Sale Date: 31/07/2017

Distance from Property: 7.1km



**335 OUTTRIM-INVERLOCH RD, OUTTRIM, VIC**

4 3 2

**Sale Price**

**\$450,000**

Sale Date: 11/08/2016

Distance from Property: 393m



**468 INVERLOCH-KONGWAK RD, KONGWAK,**

- - -

**Sale Price**

**\$401,000**

Sale Date: 18/09/2017

Distance from Property: 3.8km



This report has been compiled on 21/04/2018 by Alex Scott 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

390 OUTTRIM-INVERLOCH ROAD, OUTTRIM, VIC 3951

Indicative selling price

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

Single Price:

\$550,000

Median sale price

Median price

\$3,445,914

House

Unit


Suburb

OUTTRIM

Period

01 April 2017 to 31 March 2018

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
850 KORUMBURRA SOUTH RD, KORUMBURRA SOUTH, VIC 3950	\$460,000	31/07/2017
335 OUTTRIM-INVERLOCH RD, OUTTRIM, VIC 3951	\$450,000	11/08/2016
468 INVERLOCH-KONGWAK RD, KONGWAK, VIC 3951	\$401,000	18/09/2017