

STATEMENT OF INFORMATION

23 BRUCE STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 BRUCE STREET, INVERLOCH, VIC 3996  5  2  2

Indicative Selling Price

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

Single Price: **\$885,000**

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$552,500

01 October 2017 to 31 March 2018

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.



16 DARLING AVE, INVERLOCH, VIC 3996

 4  2  4

Sale Price

***\$770,000**

Sale Date: 12/12/2017

Distance from Property: 454m



21 WILLIAMS ST, INVERLOCH, VIC 3996

 4  2  2

Sale Price

***\$760,000**

Sale Date: 19/03/2018

Distance from Property: 375m



14 SANDY MOUNT AVE, INVERLOCH, VIC 3996

 4  2  2

Sale Price

\$820,000

Sale Date: 05/12/2017

Distance from Property: 890m



This report has been compiled on 19/04/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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53 BAYVIEW AVE, INVERLOCH, VIC 3996

 **5**  **3**  **2**

Sale Price

***\$1,100,000**

Sale Date: 08/02/2018

Distance from Property: 156m



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

23 BRUCE STREET, INVERLOCH, VIC 3996

Indicative selling price

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

Single Price:

\$885,000

Median sale price

Median price

\$552,500

House

X

Unit

Suburb

INVERLOCH

Period

01 October 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
16 DARLING AVE, INVERLOCH, VIC 3996	*\$770,000	12/12/2017
21 WILLIAMS ST, INVERLOCH, VIC 3996	*\$760,000	19/03/2018
14 SANDY MOUNT AVE, INVERLOCH, VIC 3996	\$820,000	05/12/2017
53 BAYVIEW AVE, INVERLOCH, VIC 3996	*\$1,100,000	08/02/2018