Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	65 Woodland Heath Drive, Inverloch Vic 3996
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$965,000

Median sale price

Median price \$653,750	Pro	operty Type Ho	use	Sub	urb Inverloch
Period - From 01/04/2020	to	30/06/2020	Sou	rce REI\	/

Comparable property sales (*Delete A or B below as applicable)

A* 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

,	and the companion property		Date of care
1	7 Bruce St INVERLOCH 3996	\$1,000,000	05/05/2020
2	19 Williams St INVERLOCH 3996	\$970,000	29/05/2020
3	2 Howsam PI INVERLOCH 3996	\$955,000	12/11/2019

OR

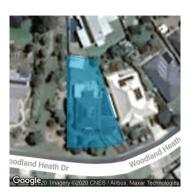
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	12/08/2020 11:25



Date of sale







Property Type: House (Res) Land Size: 765 sqm approx

Agent Comments

A magnificent stately entertaining home.

Indicative Selling Price \$965,000 **Median House Price** June quarter 2020: \$653,750

Comparable Properties

7 Bruce St INVERLOCH 3996 (VG)

Price: \$1,000,000 Method: Sale Date: 05/05/2020

Property Type: House (Res) Land Size: 596 sqm approx

Agent Comments

19 Williams St INVERLOCH 3996 (VG)



Price: \$970,000 Method: Sale Date: 29/05/2020

Property Type: House (Res) Land Size: 803 sqm approx

Agent Comments

2 Howsam PI INVERLOCH 3996 (VG)



Price: \$955.000 Method: Sale Date: 12/11/2019

Property Type: House (Res) Land Size: 703 sqm approx Agent Comments

Account - Lewis Stone RE | P: 03 5671 1212



