

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

5 Beach Avenue, Inverloch Vic 3996

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$632,000

House

X

Unit

Suburb or locality

Inverloch

Period - From

01/10/2018

to

31/12/2018

Source

REIV

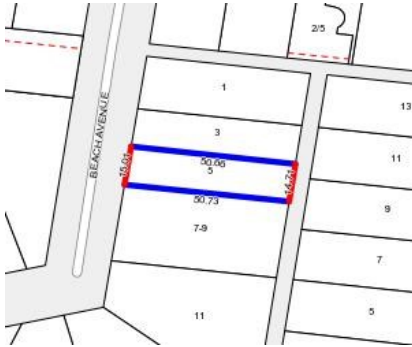
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	23 Florida Av INVERLOCH 3996	\$795,000	11/09/2018
2	27 Venus St INVERLOCH 3996	\$760,000	21/03/2018
3	49 Ripple Dr INVERLOCH 3996	\$755,000	14/09/2018

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 eighteen months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$750,000

Median House Price

December quarter 2018: \$632,000

Comparable Properties



23 Florida Av INVERLOCH 3996 (REI/VG)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 11/09/2018
Rooms: -
Property Type: House
Land Size: 650 sqm approx



27 Venus St INVERLOCH 3996 (VG)

Agent Comments



Price: \$760,000
Method: Sale
Date: 21/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 848 sqm approx

49 Ripple Dr INVERLOCH 3996 (VG)

Agent Comments



Price: \$755,000
Method: Sale
Date: 14/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 536 sqm approx