

STATEMENT OF INFORMATION

4 USHER COURT, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 USHER COURT, INVERLOCH, VIC 3996

3 bedrooms, 1 bathroom, 1 car space

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$465,000 to \$485,000**

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.



19 MARION CRT, INVERLOCH, VIC 3996

3 bedrooms, 1 bathroom, 3 car spaces

Sale Price

\$440,000

Sale Date: 22/02/2017

Distance from Property: 1.5km



3 DARLING AVE, INVERLOCH, VIC 3996

3 bedrooms, 1 bathroom, 2 car spaces

Sale Price

\$410,000

Sale Date: 09/11/2016

Distance from Property: 1.3km



5 STEWART AVE, INVERLOCH, VIC 3996

3 bedrooms, 1 bathroom, 1 car space

Sale Price

***\$425,000**

Sale Date: 10/01/2018

Distance from Property: 1.2km



This report has been compiled on 19/01/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

**2 NATION CRT, INVERLOCH, VIC 3996**

3 1 1

Sale Price

***\$416,000**

Sale Date: 29/11/2017

Distance from Property: 1.4km

**14 KENNETH ST, INVERLOCH, VIC 3996**

3 1 3

Sale Price

***\$449,000**

Sale Date: 10/11/2017

Distance from Property: 789m

**1 MOONAH WAY, INVERLOCH, VIC 3996**

3 1 1

Sale Price

\$415,000

Sale Date: 14/10/2017

Distance from Property: 138m

**10 NAUTILUS RD, INVERLOCH, VIC 3996**

3 1 1

Sale Price

***\$410,000**

Sale Date: 03/07/2017

Distance from Property: 286m

**7 EDGAR ST, INVERLOCH, VIC 3996**

3 1 2

Sale Price

\$460,000

Sale Date: 24/06/2017

Distance from Property: 1.2km



**16 BAYVIEW AVE, INVERLOCH, VIC 3996**

3 1 4

Sale Price

\$500,000

Sale Date: 15/05/2017

Distance from Property: 762m

**2 HILLSIDE AVE, INVERLOCH, VIC 3996**

3 1 2

Sale Price

\$460,000

Sale Date: 26/03/2017

Distance from Property: 1.5km

**15 BIRD ST, INVERLOCH, VIC 3996**

3 1 4

Sale Price

\$476,000

Sale Date: 31/08/2016

Distance from Property: 2.6km



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

4 USHER COURT, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$465,000 to \$485,000

Median sale price

Median price

\$486,000

House

X

Unit


Suburb

INVERLOCH

Period

01 January 2017 to 31 December 2017

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
19 MARION CRT, INVERLOCH, VIC 3996	\$440,000	22/02/2017
3 DARLING AVE, INVERLOCH, VIC 3996	\$410,000	09/11/2016
5 STEWART AVE, INVERLOCH, VIC 3996	*\$425,000	10/01/2018
2 NATION CRT, INVERLOCH, VIC 3996	*\$416,000	29/11/2017

14 KENNETH ST, INVERLOCH, VIC 3996	*\$449,000	10/11/2017
1 MOONAH WAY, INVERLOCH, VIC 3996	\$415,000	14/10/2017
10 NAUTILUS RD, INVERLOCH, VIC 3996	*\$410,000	03/07/2017
7 EDGAR ST, INVERLOCH, VIC 3996	\$460,000	24/06/2017
16 BAYVIEW AVE, INVERLOCH, VIC 3996	\$500,000	15/05/2017
2 HILLSIDE AVE, INVERLOCH, VIC 3996	\$460,000	26/03/2017
15 BIRD ST, INVERLOCH, VIC 3996	\$476,000	31/08/2016