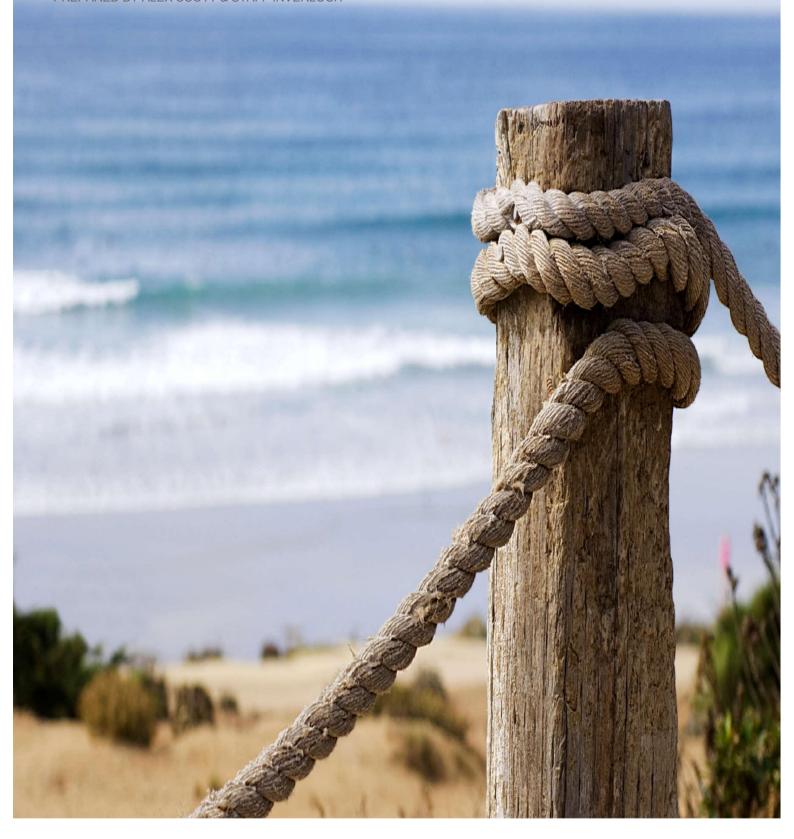
# STATEMENT OF INFORMATION

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 \(\beta\) 3







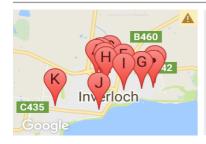
**Indicative Selling Price** 

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

Price 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







Sale Price

\$440,000

Sale Date: 22/02/2017

Distance from Property: 1.5km





3 DARLING AVE, INVERLOCH, VIC 3996







Sale Price

\$410,000

Sale Date: 09/11/2016

Distance from Property: 1.3km





5 STEWART AVE, INVERLOCH, VIC 3996







**Sale Price** 

\*\$425,000

Sale Date: 10/01/2018

Distance from Property: 1.2km







# 2 NATION CRT, INVERLOCH, VIC 3996 \(\equiv 3\) \(\equiv 1\) \(\pi\) 1







Sale Price

\*\$416,000

Sale Date: 29/11/2017

Distance from Property: 1.4km





14 KENNETH ST, INVERLOCH, VIC 3996







Sale Price

\*\$449,000

Sale Date: 10/11/2017







1 MOONAH WAY, INVERLOCH, VIC 3996









Sale Price

\$415,000

Sale Date: 14/10/2017







10 NAUTILUS RD, INVERLOCH, VIC 3996









**Sale Price** 

\*\$410,000

Sale Date: 03/07/2017

Distance from Property: 286m





7 EDGAR ST, INVERLOCH, VIC 3996

**2** 3 **2** 1





**Sale Price** 

\$460,000

Sale Date: 24/06/2017

Distance from Property: 1.2km







# 16 BAYVIEW AVE, INVERLOCH, VIC 3996 (2) 3 (2) 1 (3) 4







Sale Price

\$500,000

Sale Date: 15/05/2017

Distance from Property: 762m





2 HILLSIDE AVE, INVERLOCH, VIC 3996









Sale Price

\$460,000

Sale Date: 26/03/2017







15 BIRD ST, INVERLOCH, VIC 3996









**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
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# 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	p	ricefinder

### 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