

STATEMENT OF INFORMATION

3 FLORIDA AVENUE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 FLORIDA AVENUE, INVERLOCH, VIC

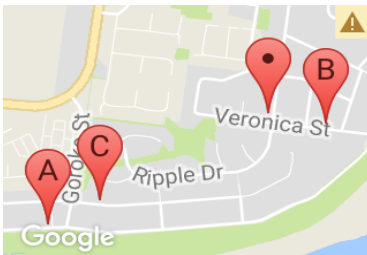
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Indicative Selling Price

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

Price Range: \$965,000 to \$975,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$477,000

01 October 2016 to 30 September 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.



164 SURF PDE, INVERLOCH, VIC 3996

3 2 2

Sale Price

\$890,000

Sale Date: 23/01/2017

Distance from Property: 812m



10 VERONICA ST, INVERLOCH, VIC 3996

4 3 2

Sale Price

\$975,000

Sale Date: 29/04/2017

Distance from Property: 191m



77 LOHR AVE, INVERLOCH, VIC 3996

4 2 2

Sale Price

\$950,000

Sale Date: 20/01/2017

Distance from Property: 625m



This report has been compiled on 13/12/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

3 FLORIDA AVENUE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$965,000 to \$975,000

Median sale price

Median price

\$477,000

House

X

Unit

Suburb

INVERLOCH

Period

01 October 2016 to 30 September 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
164 SURF PDE, INVERLOCH, VIC 3996	\$890,000	23/01/2017
10 VERONICA ST, INVERLOCH, VIC 3996	\$975,000	29/04/2017
77 LOHR AVE, INVERLOCH, VIC 3996	\$950,000	20/01/2017