

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

57A SANDY MOUNT AVENUE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range: \$565,000 to \$590,000

Median sale price

Median price \$487,000

House

X

Unit

Suburb INVERLOCH

Period

01 January 2017 to 31 December 2017

Source

 pricefinder

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
73 SANDY MOUNT AVE, INVERLOCH, VIC 3996	\$475,000	04/12/2017
57 SANDY MOUNT AVE, INVERLOCH, VIC 3996	*\$520,000	19/01/2018
4 GOLF ST, INVERLOCH, VIC 3996	**\$596,000	16/02/2018

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



57A SANDY MOUNT AVENUE,

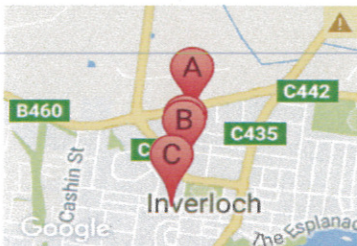
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Indicative Selling Price

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Price Range: **\$565,000 to \$590,000**

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$487,000

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.



73 SANDY MOUNT AVE, INVERLOCH, VIC 3996 4 1 3

Sale Price

\$475,000

Sale Date: 04/12/2017

Distance from Property: 357m



57 SANDY MOUNT AVE, INVERLOCH, VIC 3996 3 2 2

Sale Price

***\$520,000**

Sale Date: 19/01/2018

Distance from Property: 32m



4 GOLF ST, INVERLOCH, VIC 3996 3 1 2

Sale Price

****\$596,000**

Sale Date: 16/02/2018

Distance from Property: 303m



This report has been compiled on 22/03/2018 by South Coast. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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