

STATEMENT OF INFORMATION

21 SCARBOROUGH STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**21 SCARBOROUGH STREET, INVERLOCH,**  3  2  2**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range:** **\$1,100,000 to \$1,200,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

\$477,250

01 October 2016 to 30 September 2017

Provided by: 

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.

**2 HOLT CRT, INVERLOCH, VIC 3996**  3  2  2

Sale Price

\$1,075,000

Sale Date: 17/04/2017

Distance from Property: 567m

**19 FREDA ST, INVERLOCH, VIC 3996**  4  2  5

Sale Price

\$1,230,000

Sale Date: 12/02/2017

Distance from Property: 546m

**25 THE ESP, INVERLOCH, VIC 3996**  4  2  2

Sale Price

\$1,005,000

Sale Date: 23/01/2017

Distance from Property: 471m

**This report has been compiled on 22/11/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - 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.

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

21 SCARBOROUGH STREET, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range: \$1,100,000 to \$1,200,000

Median sale price

Median price \$477,250

House

Unit

Suburb

INVERLOCH

Period

01 October 2016 to 30 September 2017

Source

pricfinder

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
2 HOLT CRT, INVERLOCH, VIC 3996	\$1,075,000	17/04/2017
19 FREDA ST, INVERLOCH, VIC 3996	\$1,230,000	12/02/2017
25 THE ESP, INVERLOCH, VIC 3996	\$1,005,000	23/01/2017