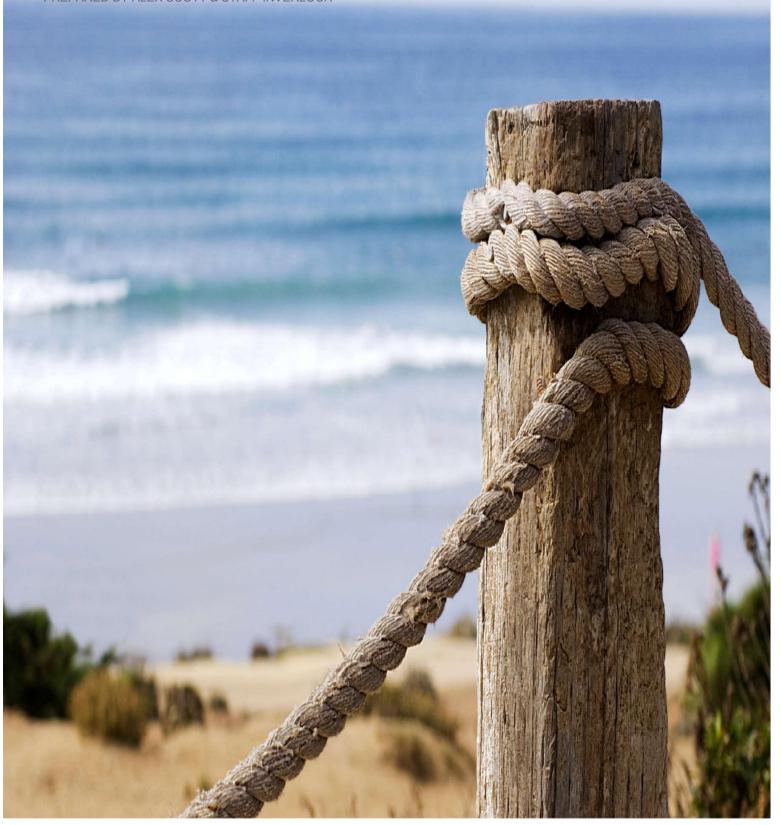
STATEMENT OF INFORMATION

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

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

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$477,250

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.



2 HOLT CRT, INVERLOCH, VIC 3996







Sale Price

\$1,075,000

Sale Date: 17/04/2017

Distance from Property: 567m





19 FREDA ST, INVERLOCH, VIC 3996







Sale Price

\$1,230,000

Sale Date: 12/02/2017

Distance from Property: 546m





25 THE ESP, INVERLOCH, VIC 3996







Sale Price

\$1,005,000

Sale Date: 23/01/2017

Distance from Property: 471m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

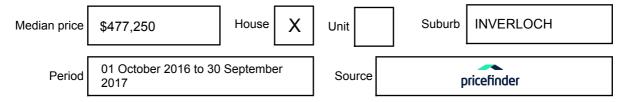
Address Including suburb and postcode 21 SCARBOROUGH STREET, INVERLOCH, VIC 3996

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



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