

STATEMENT OF INFORMATION

113 TOORAK ROAD, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH

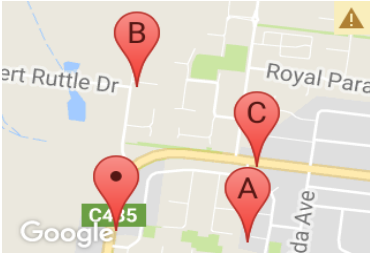


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**113 TOORAK ROAD, INVERLOCH, VIC 3996**  3  2  2**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$450,000 to \$450,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

\$460,000

01 July 2016 to 30 June 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 LOUISA CRT, INVERLOCH, VIC 3996** 3  2  2

Sale Price

***\$477,500**

Sale Date: 28/06/2017

Distance from Property: 424m

**2 DALMONT BAY CRT, INVERLOCH, VIC 3996** 3  2  2

Sale Price

***\$435,000**

Sale Date: 13/04/2017

Distance from Property: 516m

**81 TOORAK RD, INVERLOCH, VIC 3996** 3  2  1

Sale Price

\$425,000

Sale Date: 13/01/2017

Distance from Property: 507m

**This report has been compiled on 10/07/2017 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

113 TOORAK ROAD, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range: \$450,000 to \$450,000

Median sale price

Median price \$460,000

House

Unit

Suburb

INVERLOCH

Period 01 July 2016 to 30 June 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 LOUISA CRT, INVERLOCH, VIC 3996	*\$477,500	28/06/2017
2 DALMONT BAY CRT, INVERLOCH, VIC 3996	*\$435,000	13/04/2017
81 TOORAK RD, INVERLOCH, VIC 3996	\$425,000	13/01/2017