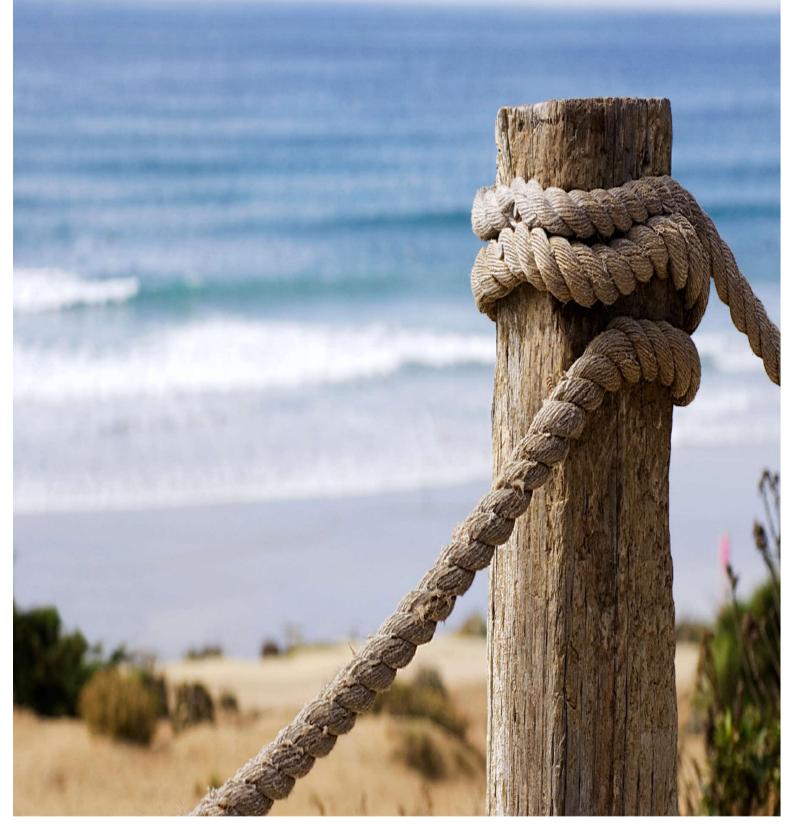
STATEMENT OF INFORMATION

1D LAVINGTON STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1D LAVINGTON STREET, INVERLOCH, VIC 🕮 2 🕒 1 🚓 1







Indicative Selling Price

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

\$450,000

SUBURB MEDIAN



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$460,000

01 October 2016 to 31 March 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.



43 ANDERSON AVE, INVERLOCH, VIC 3996







Sale Price

\$432,500

Sale Date: 03/03/2017

Distance from Property: 1.7km





26 BRUCE ST, INVERLOCH, VIC 3996







Sale Price

\$415,000

Sale Date: 30/12/2016

Distance from Property: 1.1km





13 KATHRYN CL, INVERLOCH, VIC 3996









Sale Price

\$458,000

Sale Date: 16/12/2016

Distance from Property: 409m



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	1D LAVINGTON STREET, INVERLOCH, VIC 3996
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Indicative selling price

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

Single Price / Range \$450,000

Median sale price

Median price	\$460,000	House	X	Unit		Suburb	INVERLOCH
Period	01 October 2016 to 31 March 2017			Source	се	p	ricefinder

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
43 ANDERSON AVE, INVERLOCH, VIC 3996	\$432,500	03/03/2017
26 BRUCE ST, INVERLOCH, VIC 3996	\$415,000	30/12/2016
13 KATHRYN CL, INVERLOCH, VIC 3996	\$458,000	16/12/2016

