

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: 

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** 2  1  2

Sale Price

\$432,500

Sale Date: 03/03/2017

Distance from Property: 1.7km

**26 BRUCE ST, INVERLOCH, VIC 3996** 2  1  2

Sale Price

\$415,000

Sale Date: 30/12/2016

Distance from Property: 1.1km

**13 KATHRYN CL, INVERLOCH, VIC 3996** 3  1  6

Sale Price

\$458,000

Sale Date: 16/12/2016

Distance from Property: 409m

**This report has been compiled on 09/06/2017 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

1D LAVINGTON STREET, INVERLOCH, VIC 3996

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

Unit

Suburb

INVERLOCH

Period

01 October 2016 to 31 March 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
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