

# STATEMENT OF INFORMATION

3 MANDY COURT, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



## STATEMENT OF INFORMATION

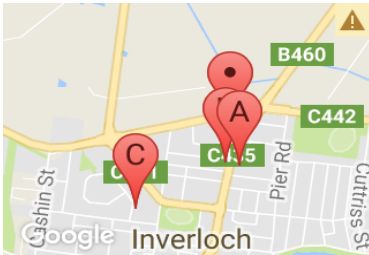
Section 47AF of the Estate Agents Act 1980

**3 MANDY COURT, INVERLOCH, VIC 3996**

3 2 3

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$520,000 to \$525,000**

## MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

**\$466,000**

01 January 2017 to 30 June 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 WALLACE AVE, INVERLOCH, VIC 3996**

3 2 4

Sale Price

**\$525,000**

Sale Date: 08/05/2017

Distance from Property: 280m

**49 WILLIAMS ST, INVERLOCH, VIC 3996**

4 2 4

Sale Price

**\$581,600**

Sale Date: 02/04/2017

Distance from Property: 255m

**6 WOODLAND HEATH DR, INVERLOCH, VIC**

4 2 2

Sale Price

**\$525,000**

Sale Date: 05/02/2017

Distance from Property: 838m

**This report has been compiled on 17/07/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

3 MANDY COURT, INVERLOCH, VIC 3996

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$520,000 to \$525,000

### Median sale price

Median price \$466,000

House

Unit

Suburb

INVERLOCH

Period 01 January 2017 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 WALLACE AVE, INVERLOCH, VIC 3996	\$525,000	08/05/2017
49 WILLIAMS ST, INVERLOCH, VIC 3996	\$581,600	02/04/2017
6 WOODLAND HEATH DR, INVERLOCH, VIC 3996	\$525,000	05/02/2017