

# STATEMENT OF INFORMATION

1 KENWAY COURT, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**1 KENWAY COURT, INVERLOCH, VIC 3996**  2  1  1**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$405,000 to \$415,000**

## MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

**\$476,000**

01 October 2016 to 30 September 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.

**17 GORDON AVE, INVERLOCH, VIC 3996** 3  1  2

Sale Price

**Price Withheld**

Sale Date: 03/08/2017

Distance from Property: 446m

**43 ANDERSON AVE, INVERLOCH, VIC 3996** 2  1  2

Sale Price

**\$432,500**

Sale Date: 03/03/2017

Distance from Property: 664m

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

Sale Price

**\$415,000**

Sale Date: 30/12/2016

Distance from Property: 427m

**This report has been compiled on 11/10/2017 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

1 KENWAY 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: \$405,000 to \$415,000

### Median sale price

Median price \$476,000

House

Unit

Suburb INVERLOCH

Period 01 October 2016 to 30 September 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
17 GORDON AVE, INVERLOCH, VIC 3996	Price Withheld	03/08/2017
43 ANDERSON AVE, INVERLOCH, VIC 3996	\$432,500	03/03/2017
26 BRUCE ST, INVERLOCH, VIC 3996	\$415,000	30/12/2016