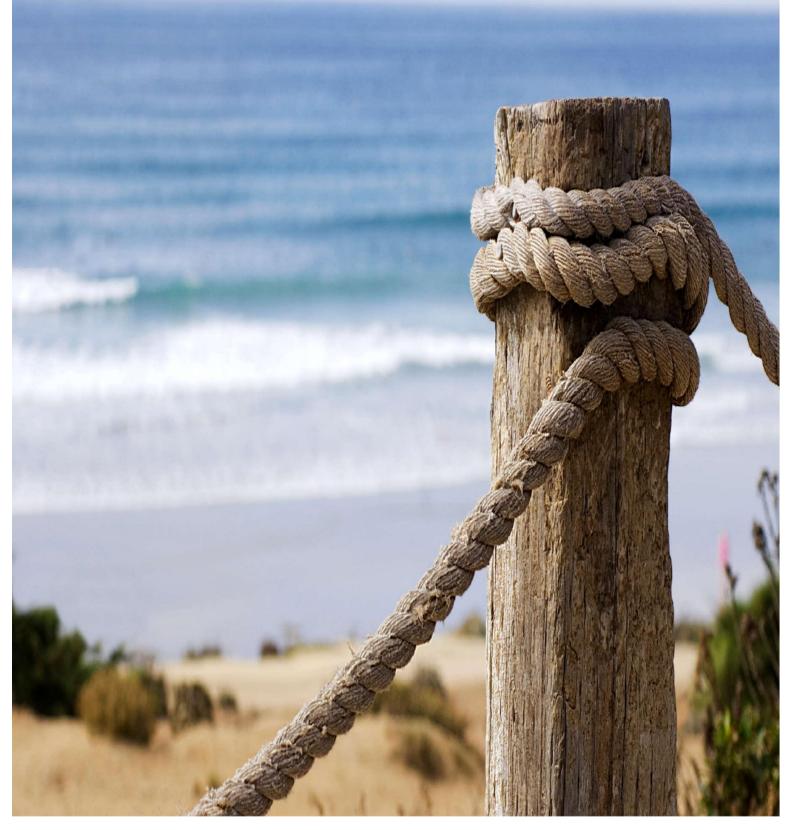
STATEMENT OF INFORMATION

8 WOODLAND HEATH DRIVE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 WOODLAND HEATH DRIVE, INVERLOCH, A 3 🕒 2 🚓 2







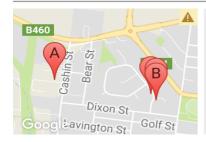
Indicative Selling Price

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

Price Range:

\$525,000 to \$535,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$466,000

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.



6 CORREA PL, INVERLOCH, VIC 3996







Sale Price

Price Withheld

Sale Date: 06/04/2017

Distance from Property: 665m





6 WOODLAND HEATH DR, INVERLOCH, VIC







Sale Price

\$525,000

Sale Date: 05/02/2017

Distance from Property: 34m





7 WOODLAND HEATH DR, INVERLOCH, VIC







Sale Price

\$550,000

Sale Date: 08/10/2016

Distance from Property: 36m



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	8 WOODLAND HEATH DRIVE, INVERLOCH, VIC 3996
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Indicative selling price

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

Price Range: \$525,000 to \$535,000

Median sale price

Median price	\$466,000	House X	Unit	Suburb	INVERLOCH
Period	01 July 2016 to 30 June 2017		Source	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
6 CORREA PL, INVERLOCH, VIC 3996	Price Withheld	06/04/2017
6 WOODLAND HEATH DR, INVERLOCH, VIC 3996	\$525,000	05/02/2017
7 WOODLAND HEATH DR, INVERLOCH, VIC 3996	\$550,000	08/10/2016

