

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

65 Woodland Heath Drive, Inverloch Vic 3996

Indicative selling price

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

Single price \$965,000

Median sale price

Median price \$653,750

Property Type House

Suburb Inverloch

Period - From 01/04/2020

to 30/06/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 |
|---|--------------------------------|-------------|--------------|
| 1 | 7 Bruce St INVERLOCH 3996 | \$1,000,000 | 05/05/2020 |
| 2 | 19 Williams St INVERLOCH 3996 | \$970,000 | 29/05/2020 |
| 3 | 2 Howsam PI INVERLOCH 3996 | \$955,000 | 12/11/2019 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

12/08/2020 11:25



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Property Type: House (Res)

Land Size: 765 sqm approx

Agent Comments

A magnificent stately entertaining home.

Indicative Selling Price

\$965,000

Median House Price

June quarter 2020: \$653,750

Comparable Properties

7 Bruce St INVERLOCH 3996 (VG)

Agent Comments

 3  -  -

Price: \$1,000,000

Method: Sale

Date: 05/05/2020

Property Type: House (Res)

Land Size: 596 sqm approx

19 Williams St INVERLOCH 3996 (VG)

Agent Comments

 4  -  -

Price: \$970,000

Method: Sale

Date: 29/05/2020

Property Type: House (Res)

Land Size: 803 sqm approx

2 Howsam PI INVERLOCH 3996 (VG)

Agent Comments

 4  -  -

Price: \$955,000

Method: Sale

Date: 12/11/2019

Property Type: House (Res)

Land Size: 703 sqm approx