

# 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

50 Tamara Crescent, Inverloch Vic 3996

### Indicative selling price

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

Single price \$795,000

### Median sale price

Median price \$630,000

Property Type House

Suburb Inverloch

Period - From 05/11/2019

to 04/11/2020

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	3 Western St INVERLOCH 3996	\$885,000	12/06/2020
2	7 Plover Way INVERLOCH 3996	\$827,500	22/02/2020
3	43 Bayview Av INVERLOCH 3996	\$820,000	30/01/2020

**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:

05/11/2020 16:13



4   3   2

**Rooms:** 3 living rooms  
**Property Type:** Land  
**Land Size:** 584 sqm approx

Agent Comments

A very tidy and well presented substantial home on a corner lot.

**Indicative Selling Price**

\$795,000

**Median House Price**

05/11/2019 - 04/11/2020: \$630,000

## Comparable Properties

**3 Western St INVERLOCH 3996 (VG)**

Agent Comments

4   -   -

**Price:** \$885,000

**Method:** Sale

**Date:** 12/06/2020

**Property Type:** House (Res)

**Land Size:** 700 sqm approx

**7 Plover Way INVERLOCH 3996 (VG)**

Agent Comments

4   -   -

**Price:** \$827,500

**Method:** Sale

**Date:** 22/02/2020

**Property Type:** House (New - Detached)

**Land Size:** 743 sqm approx



**43 Bayview Av INVERLOCH 3996 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 30/01/2020

**Property Type:** House

**Land Size:** 621 sqm approx