

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

4 Lohr Avenue, Inverloch Vic 3996

Indicative selling price

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

Single price \$700,000

Median sale price

Median price \$633,750

Property Type House

Suburb Inverloch

Period - From 07/11/2019

to 06/11/2020

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 | 168 Surf Pde INVERLOCH 3996 | \$805,000 | 09/07/2020 |
| 2 | 36 Lohr Av INVERLOCH 3996 | \$765,000 | 29/05/2019 |
| 3 | 32 Lohr Av INVERLOCH 3996 | \$752,000 | 06/02/2020 |

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:

07/11/2020 15:05



3 1 2

Property Type: Land
Land Size: 707 sqm approx

Agent Comments

Great location with seaside holiday ambiance including the sounds of surf.

Indicative Selling Price

\$700,000

Median House Price

07/11/2019 - 06/11/2020: \$633,750

Comparable Properties



168 Surf Pde INVERLOCH 3996 (REI/VG)

Agent Comments

3 1 2

Price: \$805,000
Method: Private Sale
Date: 09/07/2020
Property Type: House
Land Size: 598 sqm approx

36 Lohr Av INVERLOCH 3996 (VG)

Agent Comments

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Price: \$765,000
Method: Sale
Date: 29/05/2019
Property Type: House (Res)
Land Size: 585 sqm approx



32 Lohr Av INVERLOCH 3996 (VG)

Agent Comments

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Price: \$752,000
Method: Sale
Date: 06/02/2020
Property Type: House (Res)
Land Size: 585 sqm approx