

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

7 Ullathornes Road, Inverloch Vic 3996

Indicative selling price

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

Single price \$725,000

Median sale price

Median price \$642,500

Property Type House

Suburb Inverloch

Period - From 28/11/2019

to 27/11/2020

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	11 Surrey PI INVERLOCH 3996	\$770,000	15/12/2019
2	10 Beacon Ct INVERLOCH 3996	\$737,500	03/07/2020
3	12 Royal Pde INVERLOCH 3996	\$700,000	10/08/2020

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:

28/11/2020 09:46



Property Type: House (Previously Occupied - Detached)
Land Size: 601 sqm approx
Agent Comments

Indicative Selling Price
\$725,000
Median House Price
28/11/2019 - 27/11/2020: \$642,500

Comparable Properties



11 Surrey PI INVERLOCH 3996 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 15/12/2019
Property Type: House
Land Size: 738 sqm approx



10 Beacon Ct INVERLOCH 3996 (VG)

Agent Comments



Price: \$737,500
Method: Sale
Date: 03/07/2020
Property Type: House (Res)
Land Size: 820 sqm approx



12 Royal Pde INVERLOCH 3996 (VG)

Agent Comments



Price: \$700,000
Method: Sale
Date: 10/08/2020
Property Type: House (Res)
Land Size: 820 sqm approx