

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 and
postcode

20 Headland Way Inverloch VIC 3996

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

Property type

House

Suburb

Inverloch

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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

5 The Mews Inverloch VIC 3996	\$680,000	20-Sep-19
8 Artisan Way Inverloch VIC 3996	\$665,000	09-Nov-19
10 Surrey Place Inverloch VIC 3996	\$675,000	24-Jun-19

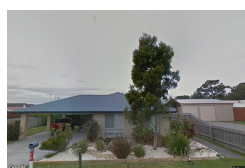
OR

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.~~

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5 The Mews Inverloch VIC 3996

Sold Price **\$680,000** Sold Date **20-Sep-19**

4 2 2

Distance **0.46km**



8 Artisan Way Inverloch VIC 3996

Sold Price **\$665,000** Sold Date **09-Nov-19**

4 2 2

Distance **0.5km**



10 Surrey Place Inverloch VIC 3996

Sold Price **\$675,000** Sold Date **24-Jun-19**

4 2 2

Distance **0.56km**



13 Endeavour Place Inverloch VIC 3996

Sold Price **\$670,000** Sold Date **29-Apr-19**

4 2 2

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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