

STATEMENT OF INFORMATION

8 MESSMATE TERRACE, INVERLOCH, VIC 3996

PREPARED BY DANNY EDEBOHLS, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 MESSMATE TERRACE, INVERLOCH, VIC 3 2 2

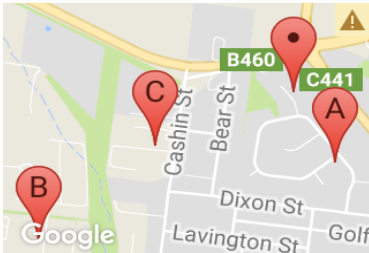
Indicative Selling Price

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

Single Price: **\$575,000**

Provided by: Danny Edebohls, Danny Edebohls Property Sales

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$549,000

01 October 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



13 WOODLAND HEATH DR, INVERLOCH,

3 1 4

Sale Price

\$560,000

Sale Date: 24/11/2017

Distance from Property: 281m



5 SURREY PL, INVERLOCH, VIC 3996

3 2 2

Sale Price

\$585,000

Sale Date: 03/11/2017

Distance from Property: 980m



6 CORREA PL, INVERLOCH, VIC 3996

4 2 2

Sale Price

\$565,000

Sale Date: 06/04/2017

Distance from Property: 485m



This report has been compiled on 14/03/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 MESSMATE TERRACE, INVERLOCH, VIC 3996

Indicative selling price

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

Single Price:

\$575,000

Median sale price

Median price

\$549,000

House

X

Unit


Suburb

INVERLOCH

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
13 WOODLAND HEATH DR, INVERLOCH, VIC 3996	\$560,000	24/11/2017
5 SURREY PL, INVERLOCH, VIC 3996	\$585,000	03/11/2017
6 CORREA PL, INVERLOCH, VIC 3996	\$565,000	06/04/2017