



STATEMENT OF INFORMATION

7 STREETON COURT, INVERLOCH, VIC 3996

PREPARED BY MARNI REDMOND & MONIQUE SPROSON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 STREETON COURT, INVERLOCH, VIC

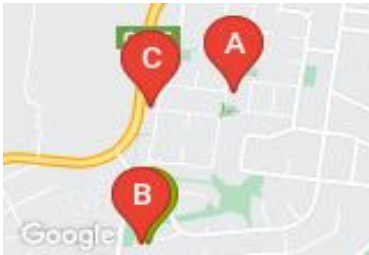
3 bedrooms, 1 bathroom, 2 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$900,000 to \$950,000**

Provided by: Monique Sproson, Alex Scott & Staff Inverloch

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$883,750

01 April 2023 to 31 March 2024

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.



30 MARINER PL, INVERLOCH, VIC 3996

2 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$975,000

Sale Date: 09/11/2023

Distance from Property: 602m



8 STREETON CRT, INVERLOCH, VIC 3996

3 bedrooms, 2 bathrooms, 1 car

Sale Price

***\$920,000**

Sale Date: 31/01/2024

Distance from Property: 23m



16 BEACHCOMBER DR, INVERLOCH, VIC 3996

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$938,000

Sale Date: 09/01/2024

Distance from Property: 480m

**This report has been compiled on 15/04/2024 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2024 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7 STREETON COURT, INVERLOCH, VIC 3996


Indicative selling price

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

Price Range: \$900,000 to \$950,000

Median sale price

Median price: \$883,750 Property type: House Suburb: INVERLOCH

Period: 01 April 2023 to 31 March 2024 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
30 MARINER PL, INVERLOCH, VIC 3996	\$975,000	09/11/2023
8 STREETON CRT, INVERLOCH, VIC 3996	*\$920,000	31/01/2024
16 BEACHCOMBER DR, INVERLOCH, VIC 3996	\$938,000	09/01/2024

This Statement of Information was prepared on: 15/04/2024