

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 43 Bayview Avenue, Inverloch Vic 3996
Including suburb or locality and postcode

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$620,000

Property Type House

Suburb Inverloch

Period - From 01/10/2018

to 30/09/2019

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	24 Bayview Av INVERLOCH 3996	\$1,100,000	07/05/2018
2	1 Nautilus Rd INVERLOCH 3996	\$985,000	18/04/2019
3	34a Venus St INVERLOCH 3996	\$980,000	05/07/2018

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:

22/10/2019 17:21



Property Type: Land
Land Size: 621 sqm approx
Agent Comments
Great central location

Indicative Selling Price
\$950,000
Median House Price
Year ending September 2019: \$620,000

Comparable Properties

24 Bayview Av INVERLOCH 3996 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 07/05/2018
Property Type: House (Res)
Land Size: 542 sqm approx

1 Nautilus Rd INVERLOCH 3996 (VG)

Agent Comments



Price: \$985,000
Method: Sale
Date: 18/04/2019
Property Type: House (Res)
Land Size: 603 sqm approx

34a Venus St INVERLOCH 3996 (VG)

Agent Comments



Price: \$980,000
Method: Sale
Date: 05/07/2018
Property Type: House (Res)
Land Size: 377 sqm approx