



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale Lot 704 Albatross Drive, INVERLOCH 3996

Indicative selling price

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

Single price \$299,000

Median sale price

Median **Vacant Land** for **INVERLOCH** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$285,000

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 the most comparable to the property for sale.

Lot 706 Albatross Drive,
Inverloch 3996

Price \$280,000 Sold 31
January 2019

Lot 302 Cassinia Street,
Inverloch 3996

Price \$290,000 Sold 09
August 2018

Lot 284 Cassinia Street,
Inverloch 3996

Price \$277,500 Sold 10 July
2018

This Statement of Information was prepared on 4th Dec 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Stockdale & Leggo Inverloch

2A A'Beckett Street,
Inverloch VIC 3996

Contact agents



Adam Leys
Stockdale & Leggo

03 56 74 39 77
040 704 76 74
adaml@stockdaleleggo.com.au



Glenn Bolam
Stockdale & Leggo

03 56 74 39 77
0419 219 828
glenn@stockdaleleggo.com.au