



INVERLOCH 3996 PTY LTD ABN: 74610482507 Agent No: 083479L T/A @realty  
Level 31/120 Collins Street Melbourne VIC 3000  
Tel: 1300 299 377 Fax: 07 5592 0900 Agent No: 083479L

Member of REIV

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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 21 Hobson Place, Inverloch VIC 3996

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$\* \_\_\_\_\_ or range between \$791,000 \_\_\_\_\_ & \$870,000 \_\_\_\_\_

#### Median sale price

Median price \$785,000 \_\_\_\_\_ Property Type House \_\_\_\_\_ Suburb or  
Locality Inverloch \_\_\_\_\_

Period - From September 2020 \_\_\_\_\_ to September 2021 \_\_\_\_\_ Source Pricfinder \_\_\_\_\_

#### 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
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1 18 Headland Way, Inverloch VIC 3996	\$825,000	15.06.2021
2 47 Ullathornes Road, Inverloch VIC 3996	\$785,000	20.05.2021
3 32 Surrey Place, Inverloch VIC 3996	\$870,000	30.08.2021

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: 21.09.2021