

STATEMENT OF INFORMATION

58 RIPPLE DRIVE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



58 RIPPLE DRIVE, INVERLOCH, VIC 3996

3 bedrooms, 1 bathroom, 1 car space

Indicative Selling Price

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

Single Price: \$750,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$520,000

01 April 2017 to 31 March 2018

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.



7 BUNURONG CRT, INVERLOCH, VIC 3996

3 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

***\$662,500**

Sale Date: 21/12/2017

Distance from Property: 294m



64 WOODLAND HEATH DR, INVERLOCH, VIC

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

***\$721,500**

Sale Date: 01/03/2018

Distance from Property: 1.9km



57 FLORIDA AVE, INVERLOCH, VIC 3996

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

***\$730,000**

Sale Date: 16/02/2018

Distance from Property: 746m



This report has been compiled on 11/05/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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67 WOODLAND HEATH DR, INVERLOCH, VIC



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Sale Price

\$775,000

Sale Date: 25/01/2018

Distance from Property: 1.9km



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

58 RIPPLE DRIVE, INVERLOCH, VIC 3996

Indicative selling price

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

Single Price:

\$750,000

Median sale price

Median price

\$520,000

House

X

Unit


Suburb

INVERLOCH

Period

01 April 2017 to 31 March 2018

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
7 BUNURONG CRT, INVERLOCH, VIC 3996	*\$662,500	21/12/2017
64 WOODLAND HEATH DR, INVERLOCH, VIC 3996	*\$721,500	01/03/2018
57 FLORIDA AVE, INVERLOCH, VIC 3996	*\$730,000	16/02/2018
67 WOODLAND HEATH DR, INVERLOCH, VIC 3996	\$775,000	25/01/2018