

# STATEMENT OF INFORMATION

14 RAMSEY BOULEVARD, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**14 RAMSEY BOULEVARD, INVERLOCH,**

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**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$1,700,000 to \$1,800,000**

## MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

**\$535,000**

01 October 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.

**2 HOLT CRT, INVERLOCH, VIC 3996**

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Sale Price

**\$1,075,000**

Sale Date: 17/04/2017

Distance from Property: 550m

**14 SANDY MOUNT AVE, INVERLOCH, VIC 3996**

🛏️ 4 🍷 2 🚗 2

Sale Price

**\*\$820,000**

Sale Date: 09/06/2017

Distance from Property: 251m

**3 HOLT CRT, INVERLOCH, VIC 3996**

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Sale Price

**\*\$1,400,000**

Sale Date: 01/10/2017

Distance from Property: 563m

**This report has been compiled on 04/04/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)**

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**6 MILLER TCE, INVERLOCH, VIC 3996**

4 3 2

Sale Price

**\*\*\$1,300,000**

Sale Date: 25/01/2018

Distance from Property: 452m

**53 BAYVIEW AVE, INVERLOCH, VIC 3996**

5 3 2

Sale Price

**\*\$1,100,000**

Sale Date: 08/02/2018

Distance from Property: 596m

**25 THE ESP, INVERLOCH, VIC 3996**

4 2 2

Sale Price

**\$1,005,000**

Sale Date: 23/01/2017

Distance from Property: 445m



## 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

14 RAMSEY BOULEVARD, INVERLOCH, VIC 3996

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$1,700,000 to \$1,800,000

### Median sale price

Median price

\$535,000

House

Unit

Suburb

INVERLOCH

Period

01 October 2017 to 31 March 2018

Source

pricfinder

### 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 |
|---|---------------|--------------|
| 2 HOLT CRT, INVERLOCH, VIC 3996         | \$1,075,000   | 17/04/2017   |
| 14 SANDY MOUNT AVE, INVERLOCH, VIC 3996 | *\$820,000    | 09/06/2017   |
| 3 HOLT CRT, INVERLOCH, VIC 3996         | *\$1,400,000  | 01/10/2017   |
| 6 MILLER TCE, INVERLOCH, VIC 3996       | **\$1,300,000 | 25/01/2018   |

|                                     |              |            |
|-------------------------------------|--------------|------------|
| 53 BAYVIEW AVE, INVERLOCH, VIC 3996 | *\$1,100,000 | 08/02/2018 |
| 25 THE ESP, INVERLOCH, VIC 3996     | \$1,005,000  | 23/01/2017 |