

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,

2 2 1

Indicative Selling Price

For the meaning of this price see 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

3 2 2

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

4 2 4

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

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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

Price Range:

\$1,700,000 to \$1,800,000

Median sale price

Median price

\$535,000

House

X

Unit


Suburb

INVERLOCH

Period

01 October 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
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