

STATEMENT OF INFORMATION

37 RIPPLE DRIVE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

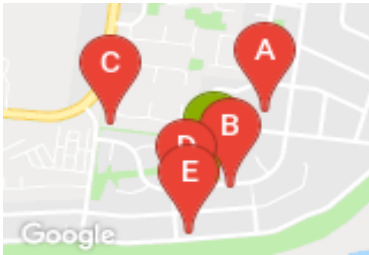
Section 47AF of the Estate Agents Act 1980

**37 RIPPLE DRIVE, INVERLOCH, VIC 3996**

3 bedrooms, 2 bathrooms, 1 car

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$685,000 to \$705,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996**

Suburb Median Sale Price (House)

\$532,500

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 cars

Sale Price***\$662,500**

Sale Date: 21/12/2017

Distance from Property: 293m

**58 RIPPLE DR, INVERLOCH, VIC 3996**

4 bedrooms, 2 bathrooms, 2 cars

Sale Price****\$705,000**

Sale Date: 22/05/2018

Distance from Property: 57m

**6 CERES PL, INVERLOCH, VIC 3996**

5 bedrooms, 2 bathrooms, 3 cars

Sale Price****\$680,000**

Sale Date: 11/04/2018

Distance from Property: 391m



This report has been compiled on 27/06/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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105 LOHR AVE, INVERLOCH, VIC 3996

3 2 2

Sale Price

\$750,000

Sale Date: 05/02/2018

Distance from Property: 130m



130 SURF PDE, INVERLOCH, VIC 3996

3 2 3

Sale Price

\$747,500

Sale Date: 28/11/2017

Distance from Property: 205m



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

37 RIPPLE DRIVE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$685,000 to \$705,000

Median sale price

Median price

\$532,500

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
58 RIPPLE DR, INVERLOCH, VIC 3996	**\$705,000	22/05/2018
6 CERES PL, INVERLOCH, VIC 3996	**\$680,000	11/04/2018
105 LOHR AVE, INVERLOCH, VIC 3996	\$750,000	05/02/2018

130 SURF PDE, INVERLOCH, VIC 3996	\$747,500	28/11/2017
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