

STATEMENT OF INFORMATION

34 RIPPLE DRIVE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

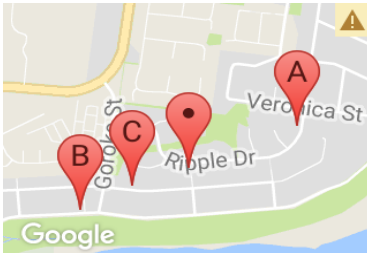
Section 47AF of the Estate Agents Act 1980

**34 RIPPLE DRIVE, INVERLOCH, VIC 3996**

3 bedrooms 2 bathrooms 2 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$900,000 to \$925,000**

MEDIAN SALE PRICE

**INVERLOCH, VIC, 3996****Suburb Median Sale Price (House)****\$487,500**

01 April 2017 to 30 September 2017

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.

**63 RIPPLE DR, INVERLOCH, VIC 3996**

3 bedrooms 4 bathrooms 2 cars

Sale Price**\$850,000**

Sale Date: 20/06/2017

Distance from Property: 381m

**164 SURF PDE, INVERLOCH, VIC 3996**

3 bedrooms 2 bathrooms 2 cars

Sale Price**\$890,000**

Sale Date: 23/01/2017

Distance from Property: 377m

**77 LOHR AVE, INVERLOCH, VIC 3996**

4 bedrooms 2 bathrooms 2 cars

Sale Price**\$950,000**

Sale Date: 20/01/2017

Distance from Property: 190m



This report has been compiled on 06/11/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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
Including suburb and
postcode

34 RIPPLE DRIVE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$900,000 to \$925,000

Median sale price

Median price

\$487,500

House

X

Unit


Suburb

INVERLOCH

Period

01 April 2017 to 30 September 2017

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
63 RIPPLE DR, INVERLOCH, VIC 3996	\$850,000	20/06/2017
164 SURF PDE, INVERLOCH, VIC 3996	\$890,000	23/01/2017
77 LOHR AVE, INVERLOCH, VIC 3996	\$950,000	20/01/2017