

# STATEMENT OF INFORMATION

19 OCEANIC DRIVE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**19 OCEANIC DRIVE, INVERLOCH, VIC 3996**  3  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$520,000 to 535,000**

## MEDIAN SALE PRICE



### INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

**\$475,000**

01 January 2017 to 30 June 2017

Provided by: 

## 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.

**12 BEACHCOMBER DR, INVERLOCH, VIC 3996**  3  2  2

Sale Price

**\$477,000**

Sale Date: 10/01/2017

Distance from Property: 1.2km

**21 QUEENSCLIFF DR, INVERLOCH, VIC 3996**  3  2  2

Sale Price

**\$520,000**

Sale Date: 28/12/2016

Distance from Property: 395m

**9 CORREA PL, INVERLOCH, VIC 3996**  3  2  2

Sale Price

**\$515,000**

Sale Date: 30/10/2016

Distance from Property: 680m



This report has been compiled on 06/09/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**3 OCEANIC DR, INVERLOCH, VIC 3996**

3 2 2

Sale Price

**\$490,000**

Sale Date: 13/08/2016

Distance from Property: 159m

**18 OCEANIC DR, INVERLOCH, VIC 3996**

4 2 2

Sale Price

**\$487,000**

Sale Date: 29/04/2017

Distance from Property: 36m

**7 OCEANIC DR, INVERLOCH, VIC 3996**

4 2 2

Sale Price

**\$535,000**

Sale Date: 21/12/2016

Distance from Property: 124m

**19 HOBSON PL, INVERLOCH, VIC 3996**

4 2 2

Sale Price

**\$485,000**

Sale Date: 04/08/2016

Distance from Property: 631m

**3 HEADLAND WAY, INVERLOCH, VIC 3996**

4 2 2

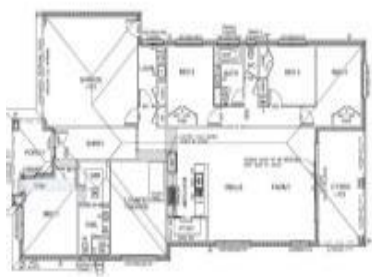
Sale Price

**\$465,000**

Sale Date: 24/06/2016

Distance from Property: 200m



**18 HOBSON PL, INVERLOCH, VIC 3996**

4 2 2

Sale Price

**\$495,000**

Sale Date: 29/11/2015

Distance from Property: 602m

**12 OCEANIC DR, INVERLOCH, VIC 3996**

4 2 2

Sale Price

**\$455,000**

Sale Date: 14/11/2015

Distance from Property: 82m



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

19 OCEANIC DRIVE, 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:

\$520,000 to 535,000

Median sale price

Median price

\$475,000

House

X

Unit


Suburb

INVERLOCH

Period

01 January 2017 to 30 June 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
12 BEACHCOMBER DR, INVERLOCH, VIC 3996	\$477,000	10/01/2017
21 QUEENSCLIFF DR, INVERLOCH, VIC 3996	\$520,000	28/12/2016
9 CORREA PL, INVERLOCH, VIC 3996	\$515,000	30/10/2016
3 OCEANIC DR, INVERLOCH, VIC 3996	\$490,000	13/08/2016

18 OCEANIC DR, INVERLOCH, VIC 3996	\$487,000	29/04/2017
7 OCEANIC DR, INVERLOCH, VIC 3996	\$535,000	21/12/2016
19 HOBSON PL, INVERLOCH, VIC 3996	\$485,000	04/08/2016
3 HEADLAND WAY, INVERLOCH, VIC 3996	\$465,000	24/06/2016
18 HOBSON PL, INVERLOCH, VIC 3996	\$495,000	29/11/2015
12 OCEANIC DR, INVERLOCH, VIC 3996	\$455,000	14/11/2015