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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

49 Ripple Drive Inverloch VIC 3996

 3  2  1

## Indicative Selling Price

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

Single Price \$755,000













## Median Sale Price

\$536,000 Houses in Inverloch between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>58 Ripple Drive Inverloch VIC 3996</b>	Sold Price	<b>\$705,000</b>	Sold Date	<b>22-May-18</b>
	 4  2  2			Distance	<b>0.08km</b>
	<b>105 Lohr Avenue Inverloch VIC 3996</b>	Sold Price	<b>\$750,000</b>	Sold Date	<b>05-Feb-18</b>
	 4  2  1			Distance	<b>0.22km</b>
	<b>4 The Helm Inverloch VIC 3996</b>	Sold Price	<b>-</b>	Sold Date	<b>10-Sep-18</b>
	 5  2  2			Distance	<b>0.48km</b>

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