

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

5B Ocean View Court, Inverloch VIC 3996

### Indicative selling price

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

Single price \$ or range between \$3,200,000 & \$3,500,000

### Median sale price

Median price \$800,000 Property type House Suburb Inverloch

Period - From 01 Dec 2020 to 30 Nov 2021 Source Corelogic

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 1<sup>st</sup> February 2022