

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 KARKALLA DRIVE INVERLOCH VIC 3996

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$895,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

House

Suburb

Inverloch

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

10 SHELLBACK LANE INVERLOCH VIC 3996	\$950,000	06-Jul-24
13 MOUNTAIN ASH CLOSE INVERLOCH VIC 3996	\$940,000	06-Mar-25
34 GOLF STREET INVERLOCH VIC 3996	\$840,000	07-May-25

OR

B* ~~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.~~

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**10 SHELLBACK LANE INVERLOCH
VIC 3996**

4 2 2

Sold Price

\$950,000

Sold Date

06-Jul-24

Distance

0.53km



**13 MOUNTAIN ASH CLOSE
INVERLOCH VIC 3996**

4 2 2

Sold Price

\$940,000

Sold Date

06-Mar-25

Distance

0.61km



**34 GOLF STREET INVERLOCH VIC
3996**

4 2 2

Sold Price

^{RS} **\$840,000**

Sold Date

07-May-25

Distance

2.3km

RS = Recent sale

UN = Undisclosed Sale

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