

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

1/9 GARDEN CRESCENT 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

\$1,260,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Inverloch

Period-from

01 Apr 2024

to

31 Mar 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

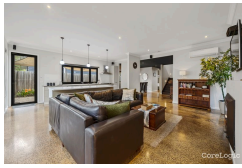
27 GOLF STREET INVERLOCH VIC 3996	\$1,163,555	22-Mar-24
19C GOLF STREET INVERLOCH VIC 3996	\$1,140,000	12-Dec-24
14 ANDERSON AVENUE INVERLOCH VIC 3996	\$1,175,000	23-Jul-24

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.~~

This Statement of Information was prepared on: 01 April 2025

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27 GOLF STREET INVERLOCH VIC 3996

Sold Price

\$1,163,555

Sold Date

22-Mar-24

4 2 2

Distance

1.05km



19C GOLF STREET INVERLOCH VIC 3996

Sold Price

\$1,140,000

Sold Date

12-Dec-24

4 3 2

Distance

0.94km



**14 ANDERSON AVENUE
INVERLOCH VIC 3996**

Sold Price

\$1,175,000

Sold Date

23-Jul-24

3 2 2

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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