

## 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

5 MANNA GUM CLOSE INVERLOCH VIC 3996

### Indicative selling price

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

Single Price

\$895,000

or range  
between

&

### 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

36 WOODLAND HEATH DRIVE INVERLOCH VIC 3996	\$912,500	31-Oct-24
16 WOODLAND HEATH DRIVE INVERLOCH VIC 3996	\$940,000	31-Jul-24
49 DIXON STREET INVERLOCH VIC 3996	\$900,000	13-Nov-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.~~

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Monique Sproson  
P 0356741111  
M 0473011069  
E moniquesproson@alexscott.com.au



**36 WOODLAND HEATH DRIVE  
INVERLOCH VIC 3996**

3 2 2

Sold Price **\$912,500** Sold Date **31-Oct-24**

Distance **0.32km**



**16 WOODLAND HEATH DRIVE  
INVERLOCH VIC 3996**

3 2 4

Sold Price **\$940,000** Sold Date **31-Jul-24**

Distance **0.14km**



**49 DIXON STREET INVERLOCH VIC  
3996**

3 2 3

Sold Price **\$900,000** Sold Date **13-Nov-24**

Distance **0.43km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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