

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

51A MEANDERRI 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

\$740,000

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

Cotality

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

12 YOULL GROVE INVERLOCH VIC 3996	\$752,000	13-Apr-24
7 HEATHER GROVE INVERLOCH VIC 3996	\$700,000	12-Mar-25
16 TOWER STREET INVERLOCH VIC 3996	\$743,000	06-Mar-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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12 YOULL GROVE INVERLOCH VIC 3996

Sold Price

\$752,000

Sold Date

13-Apr-24

3

2

2

Distance

0.1km



7 HEATHER GROVE INVERLOCH VIC 3996

Sold Price

\$700,000

Sold Date

12-Mar-25

3

2

2

Distance

0.09km



16 TOWER STREET INVERLOCH VIC 3996

Sold Price

\$743,000

Sold Date

06-Mar-24

3

2

-

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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