

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

29 EVERGREEN AVENUE 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

\$1,275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Inverloch

Period-from

01 Apr 2023

to

31 Mar 2024

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

14 RIPPLE DRIVE INVERLOCH VIC 3996	\$1,150,000	20-Jun-23
132 SURF PARADE INVERLOCH VIC 3996	\$1,150,000	12-Jan-24
19 ACACIA COURT INVERLOCH VIC 3996	\$1,150,000	22-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.~~

This Statement of Information was prepared on: 11 April 2024



**14 RIPPLE DRIVE INVERLOCH VIC
3996**

4 2 -

Sold Price

\$1,150,000

Sold Date

20-Jun-23

Distance

1.08km



**132 SURF PARADE INVERLOCH VIC
3996**

4 2 -

Sold Price

^{RS} **\$1,150,000** ^{UN}

Sold Date

12-Jan-24

Distance

1.09km



19 ACACIA COURT INVERLOCH VIC Sold Price

4 2 2

Sold Date

22-Mar-24

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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