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

3 BLUEWATER PLACE 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	\$1,290,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$970,000	Prop	erty type		House	Suburb	Inverloch
Period-from	01 Sep 2022	to	31 Aug 2	2023	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
8 BLUEWATER PLACE INVERLOCH VIC 3996	\$1,205,000	28-Oct-22
76 BEACHCOMBER DRIVE INVERLOCH VIC 3996	\$1,415,000	05-Feb-23
42 TAMARA CRESCENT INVERLOCH VIC 3996	\$1,275,000	02-Aug-23

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: 22 September 2023



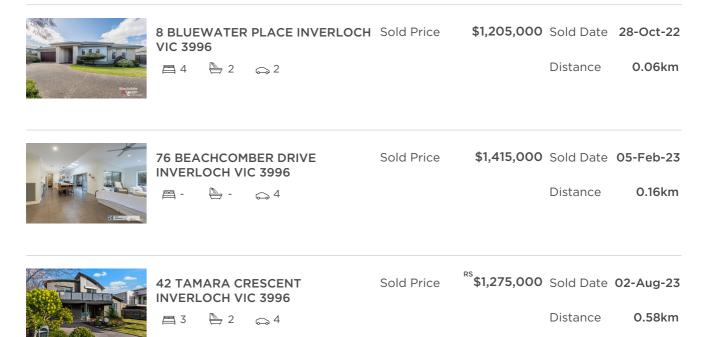
consumer.vic.gov.au



Marni Redmond

- P 03 5674 1111
- M 0403 525 413

E marniredmond@alexscott.com.au



RS = Recent sale UN = Undisclosed Sale

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