

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

4/29-31 ULLATHORNES ROAD 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Inverloch

Period-from

01 Jan 2023

to

31 Dec 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

10/12-14 THE CRESCENT INVERLOCH VIC 3996	\$558,000	09-Dec-22
1/55 SANDY MOUNT AVENUE INVERLOCH VIC 3996	\$560,000	09-Nov-22
6/2-4 PYMBLE AVENUE INVERLOCH VIC 3996	\$580,000	07-Aug-22

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: 02 January 2024



**10/12-14 THE CRESCENT
INVERLOCH VIC 3996**

2 1 2

Sold Price **\$558,000** Sold Date **09-Dec-22**

Distance **1.3km**



**1/55 SANDY MOUNT AVENUE
INVERLOCH VIC 3996**

3 1 2

Sold Price **\$560,000** Sold Date **09-Nov-22**

Distance **1.53km**



**6/2-4 PYMBLE AVENUE
INVERLOCH VIC 3996**

2 1 1

Sold Price **\$580,000** Sold Date **07-Aug-22**

Distance **2.52km**

RS = Recent sale UN = Undisclosed Sale

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