

## 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

7 GRANDVIEW GROVE INVERLOCH VIC 3996

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Inverloch

Period-from

01 Mar 2023

to

29 Feb 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

21 GRANDVIEW GROVE INVERLOCH VIC 3996	\$980,000	11-Aug-23
16 BAYVIEW AVENUE INVERLOCH VIC 3996	\$1,100,000	11-Sep-23
21 ANDERSON AVENUE INVERLOCH VIC 3996	\$1,090,000	21-Sep-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: 11 March 2024



**21 GRANDVIEW GROVE  
INVERLOCH VIC 3996**

4 2 1

Sold Price **\$980,000** Sold Date **11-Aug-23**

Distance **0.22km**

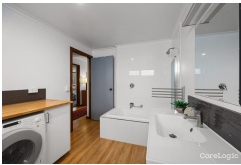


**16 BAYVIEW AVENUE INVERLOCH  
VIC 3996**

4 3 4

Sold Price **\$1,100,000** Sold Date **11-Sep-23**

Distance **0.25km**



**21 ANDERSON AVENUE  
INVERLOCH VIC 3996**

4 2 4

Sold Price **\$1,090,000** Sold Date **21-Sep-23**

Distance **0.45km**

RS = Recent sale      UN = Undisclosed Sale

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