

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

45 PYMBLE 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

or range
between

\$850,000

&

\$899,000

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

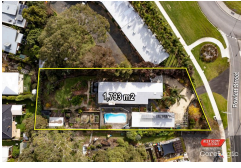
Date of sale

37 POWLETT STREET INVERLOCH VIC 3996	\$850,000	26-Mar-24
47 DIXON STREET INVERLOCH VIC 3996	\$850,000	25-Mar-23
19 FLORIDA AVENUE INVERLOCH VIC 3996	\$881,000	31-May-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: 12 April 2024



37 POWLETT STREET INVERLOCH VIC 3996 Sold Price ^{RS} **\$850,000** ^{UN} Sold Date **26-Mar-24**

3 2 3

Distance **1.31km**



47 DIXON STREET INVERLOCH VIC 3996 Sold Price **\$850,000** Sold Date **25-Mar-23**

2 2 1

Distance **1.48km**



19 FLORIDA AVENUE INVERLOCH VIC 3996 Sold Price **\$881,000** Sold Date **31-May-23**

3 1 3

Distance **2.7km**

RS = Recent sale

UN = Undisclosed Sale

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