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 Albatross Drive, Inverloch, Vic 3996

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $790,000 & $830,000

Median sale price

Median price $840,000 Property type *House* Suburb Inverloch

Period - From 01/10/2024 to 30/09/2025 Source PropTrack

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 eighteen 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
2 Rodondo Place, Inverloch, VIC 3996	$850,000	21/01/2025
18 Oceanic Drive, Inverloch, VIC 3996	$825,000	09/02/2025
27 Headland Way, Inverloch, VIC 3996	$795,000	14/04/2025

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 eighteen months.~~

This Statement of Information was prepared on: 03/10/2025