

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 15 PS507426

LOCAL GOVERNMENT (COUNCIL)

South Gippsland

LEGAL DESCRIPTION

15\PS507426

COUNCIL PROPERTY NUMBER

194779

LAND SIZE

4,001m² Approx

ORIENTATION

North

FRONTAGE

29.44m Approx

ZONES

LDRZ - Low Density Residential Zone

OVERLAYS

DDO - Design And Development Overlay - Schedule 6

ESO - Environmental Significance Overlay - Schedule 7

LSIO - Land Subject To Inundation Overlay

PropTrack Property Data

HOUSE

 -  -  -

Property Sales Data

SALE HISTORY

\$76,500
\$120,000

CONTRACT DATE

20/09/2015
03/10/2003

SETTLEMENT DATE

23/10/2015
03/10/2003

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Gippsland South District

Schools

CLOSEST PRIVATE SCHOOLS

Koonwarra Village School (17995 m)
St Laurence O'Toole School (25521 m)
ECG College Leongatha (25966 m)

CLOSEST PRIMARY SCHOOLS

Tarwin Lower Primary School (608 m)

CLOSEST SECONDARY SCHOOLS

Leongatha Secondary College (25738 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 181 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 248 Homes

Council Information - South Gippsland

PHONE

03 5662 9200 (South Gippsland)

EMAIL

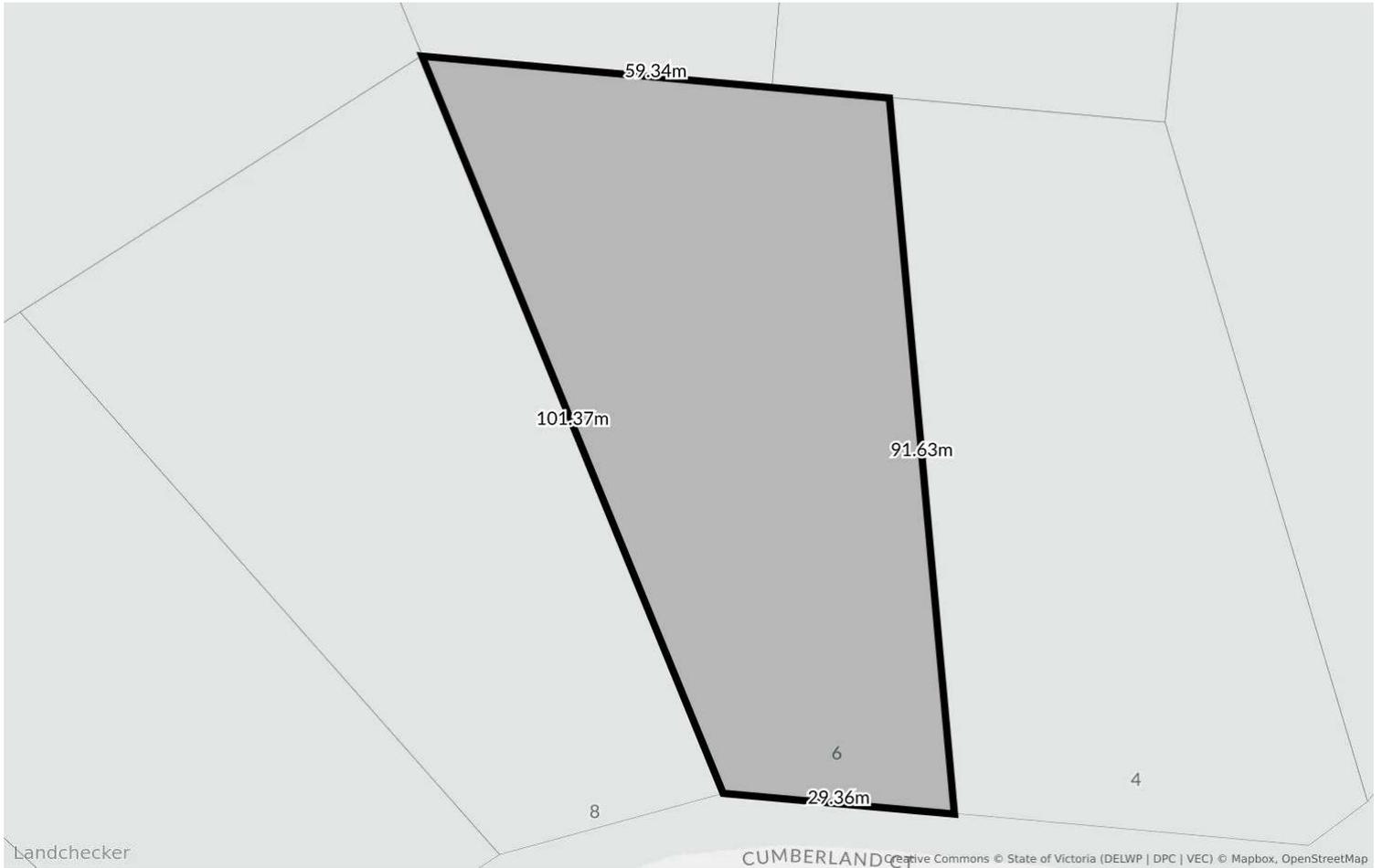
council@southgippsland.vic.gov.au

WEBSITE

<http://www.southgippsland.vic.gov.au/>

SITE DIMENSIONS

6 Cumberland Court, Tarwin Lower Vic 3956



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

6 Cumberland Court, Tarwin Lower Vic 3956

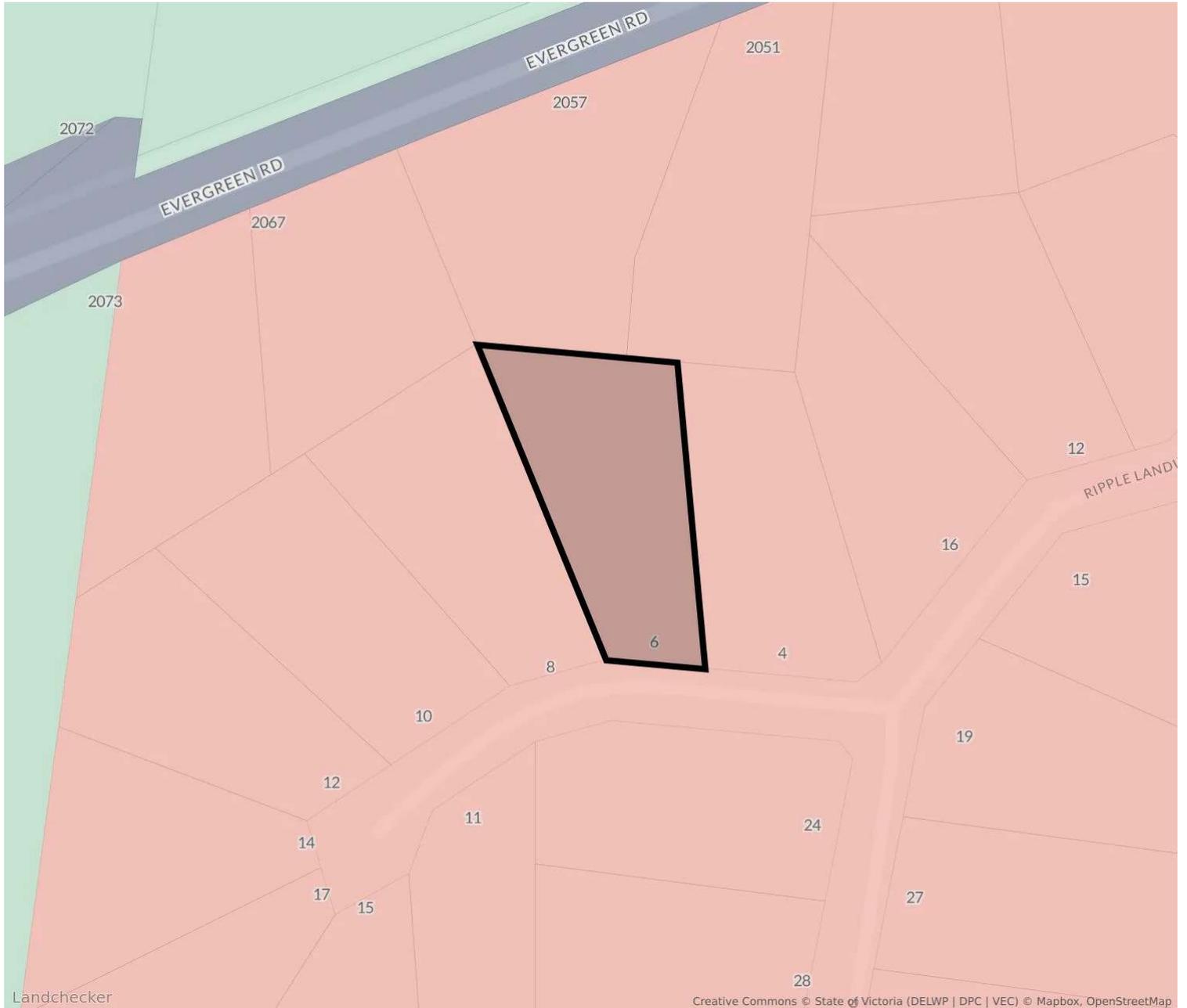
Status	Code	Date	Description
APPROVED	VC278	22/12/2025	Amendment VC278 applies Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birrarrung) and Waterways of the West catchments. The controls preserve the unique landscape character, cultural values, amenity and ecological health of each waterway. The amendment also strengthens state policy for waterways and includes updates to existing SLOs within the Waterways of the West and Rivers of the Barwon catchments.
APPROVED	VC289	21/12/2025	Amendment VC289 introduces a planning permit requirement to remove, destroy or lop a canopy tree in residential areas at clause 52.37 (Canopy trees) into the Victoria Planning Provisions (VPP) and all planning schemes. Minimum canopy tree replacement requirements will apply to an application to remove a canopy tree. The amendment is required to implement Action 12 of Plan for Victoria to protect and enhance canopy trees.
APPROVED	GC217	21/12/2025	Facilitates the use and development of the Victorian land-based portion of the Marinus Link project by applying a Specific Controls Overlay (SCO3) to the land and introducing a new incorporated document titled Marinus Link Project (Department of Transport and Planning, June 2025).
APPROVED	VC288	21/12/2025	The amendment extends the streamlined VicSmart assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots.
APPROVED	VC292	21/12/2025	Amendment VC292 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to include reference to the Neighbourhood Character Overlay (NCO) in the 'Application' section of clause 54 that was inadvertently omitted by Amendment VC282.
APPROVED	VC282	21/12/2025	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by introducing a new clause 54 (One dwelling on a lot or a small second dwelling on a lot), making consequential changes to give effect to the new residential development planning assessment provision and correcting technical errors made by Amendment VC267.
APPROVED	VC283	21/12/2025	The Amendment changes the Victoria Planning Provisions and all planning schemes in Victoria to implement Plan for Victoria (Department of Transport and Planning, 2025), update and introduce policy, remove reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy and make general drafting improvements and clarifications.
APPROVED	VC277	17/12/2025	Amendment VC277 amends car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-served by public transport.

Status	Code	Date	Description
APPROVED	VC298	24/11/2025	Amendment VC298 updates Clause 52.03 to reflect the Level Crossing Removal Project's (LXRP) name change to Victorian Infrastructure Delivery Authority (VIDA) Rail and expand the clause's application to projects carried out by or on behalf of VIDA Rail. The amendment also updates reference to the Guidelines for removal, destruction or lopping of native vegetation (DEECA, 2025).
APPROVED	VC301	20/11/2025	Amendment VC301 corrects Clause 52.37 table of permit exemptions to ensure public authorities and municipal councils do not require a permit to remove, destroy or lop a canopy tree to construct or maintain the transport system.
APPROVED	VC268	19/11/2025	Amendment VC268 is required to give effect to the Victorian Transmission Plan and update strategies to facilitate renewable energy development in declared renewable energy zones. Changes to references to the Climate Action Act 2017 are required to ensure that planning schemes are accurate.
APPROVED	VC297	18/11/2025	Amendment VC297 creates an efficient approvals pathway for permits to facilitate the assessment of minor projects to support the delivery of the broader Suburban Rail Loop Authority transport program, including Suburban Rail Loop East.
APPROVED	VC279	13/11/2025	The amendment makes changes to the land use definition of Minor utility installation in the Victoria Planning Provisions and all planning schemes to ensure the appropriate planning assessment of large battery storage systems.
APPROVED	VC290	13/11/2025	The Amendment changes the VPP and 63 planning schemes in Victoria by making Abattoir a section 1 use in the Table of Uses where specified siting, design and amenity conditions are met in clause 35.04 Green Wedge Zone, clause 35.07 Farming Zone and clause 35.08 Rural Activity Zone.
APPROVED	C131sgip	13/11/2025	Rezones 108 and 110 Parr Street, Leongatha from Farming Zone to General Residential Zone Schedule 1, and makes changes to overlays affecting the land.
APPROVED	VC295	06/11/2025	The amendment changes the VPP and all planning schemes to align the provisions with the new name for Major Road Projects Victoria (MRPV) to VIDA Roads.

PROPOSED PLANNING SCHEME AMENDMENTS

6 Cumberland Court, Tarwin Lower Vic 3956

Status	Code	Date	Description
PROPOSED	C133sgjp	24/09/2025	Rezones part of 14 Radovick Street, Korumburra from Public Use Zone to Commercial 1 Zone, and rezones part of Victoria Street road reserve from Public Use Zone to General Residential Zone - Schedule 1, to facilitate the sale of surplus land.



LDRZ - Low Density Residential Zone

To implement the Municipal Planning Strategy and the Planning Policy Framework.
 To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

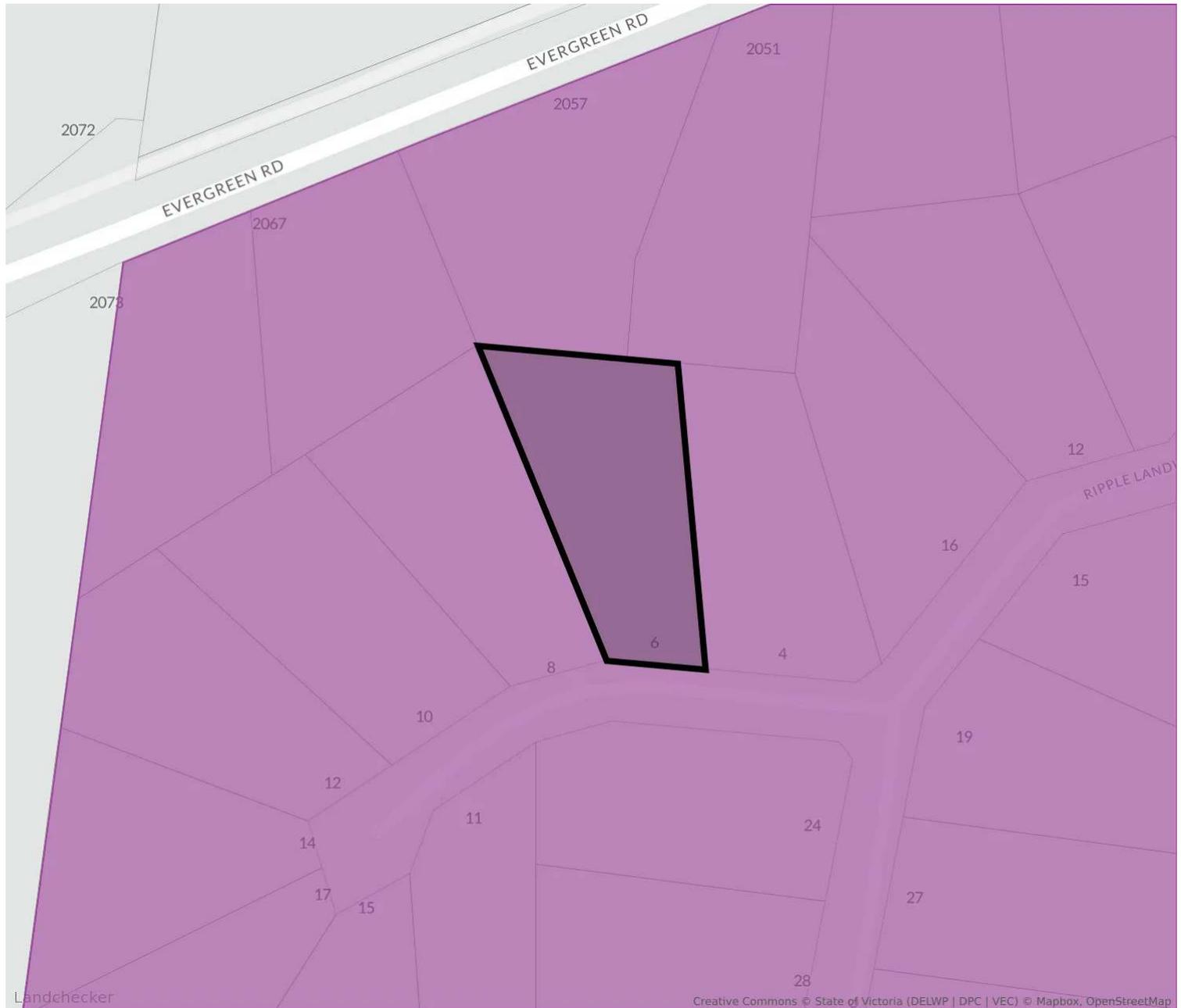
[VPP 32.03 Low Density Residential Zone](#)

[LPP 32.03 Schedule 1 To Clause 32.03 Low Density Residential Zone](#)

For confirmation and detailed advice about this planning zone, please contact SOUTH GIPPSLAND council on 03 5662 9200.

Other nearby planning zones

- FZ - Farming Zone
- TRZ2 - Transport Zone



DDO6 - Design And Development Overlay - Schedule 6

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

VPP 43.02 Design And Development Overlay

All Types of Development To protect and manage the character of this small rural hamlet and commercial precinct. Commercial Development fronting Evergreen Road between Walkerville Road and School Road To improve the visual appearance and image of the Tarwin Lower retailing areas through well designed, site responsive developments. To consolidate and distinguish the commercial precinct of Tarwin Lower from adjacent residential areas. To ensure new development within the commercial precinct will respect the rural character of the hamlet and be sympathetic to the distinguishing elements of the Tarwin River frontage and associated recreational area which abuts the precinct. To encourage urban design improvements to provide variety, interest, safety, shelter and convenience for people using the commercial precinct. To ensure that new commercial development is consistent in style, scale, height, mass and form, and respects the low profile character of Tarwin Lower. To encourage buildings to abut front property boundaries to create a consistent building line, and to abut side boundaries where possible. To create active

frontages onto Evergreen Road and provide clear views between the building and street through the use of clear glazing. To encourage the provision of verandahs or other pedestrian shelter above the footpath in front of new commercial or industrial buildings. To encourage appropriate business identification signage, and discourage signage above verandahs or signage which dominates or is out of scale with the building or the streetscape. To discourage the provision of car parking areas within the front setback to development. Residential Development Built Form / Landscape Character: All areas To encourage single storey development and recessive second storey development that is respectful of the typical built form and rural landscape setting. To maintain views and provide a visual link towards the Tarwin River and surrounding flood plains. Township Zone To encourage low scale development that is sited so as to be screened by and nestled within indigenous vegetation. Low Density Zone To maintain the reclusive, well vegetated character of the area. Siting and setbacks To ensure that new development is sited and designed so as to be screened by and nestled within the landscaped setting. To ensure that new development is appropriately set back from sensitive environmental boundaries. Site Coverage To minimise building site coverage and the use of impervious paving materials, in order to preserve the spacious landscape setting of the area. Landscaping and Environment To preserve the pattern of well vegetated

and generous front setbacks that screen and soften the appearance of development from the street. To encourage informal driveways and crossovers and the use of permeable materials (e.g. gravel, permeable paving) to minimise the visual impact on the street and property frontages. To protect and maintain areas of indigenous and native vegetation where possible in new development. To encourage the planting of indigenous vegetation in new landscaping. To encourage the integration of best practice water sensitive urban design into the landscape treatments of new development. Materials and design detail To ensure that buildings demonstrate a high standard of design and utilise materials, colours and finishes that are in keeping with the natural environment.

LPP 43.02 Schedule 6 To Clause 43.02 Design And Development Overlay

For confirmation and detailed advice about this planning overlay, please contact SOUTH GIPPSLAND council on 03 5662 9200.



ES07 - Environmental Significance Overlay - Schedule 7

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas where the development of land may be affected by environmental constraints.

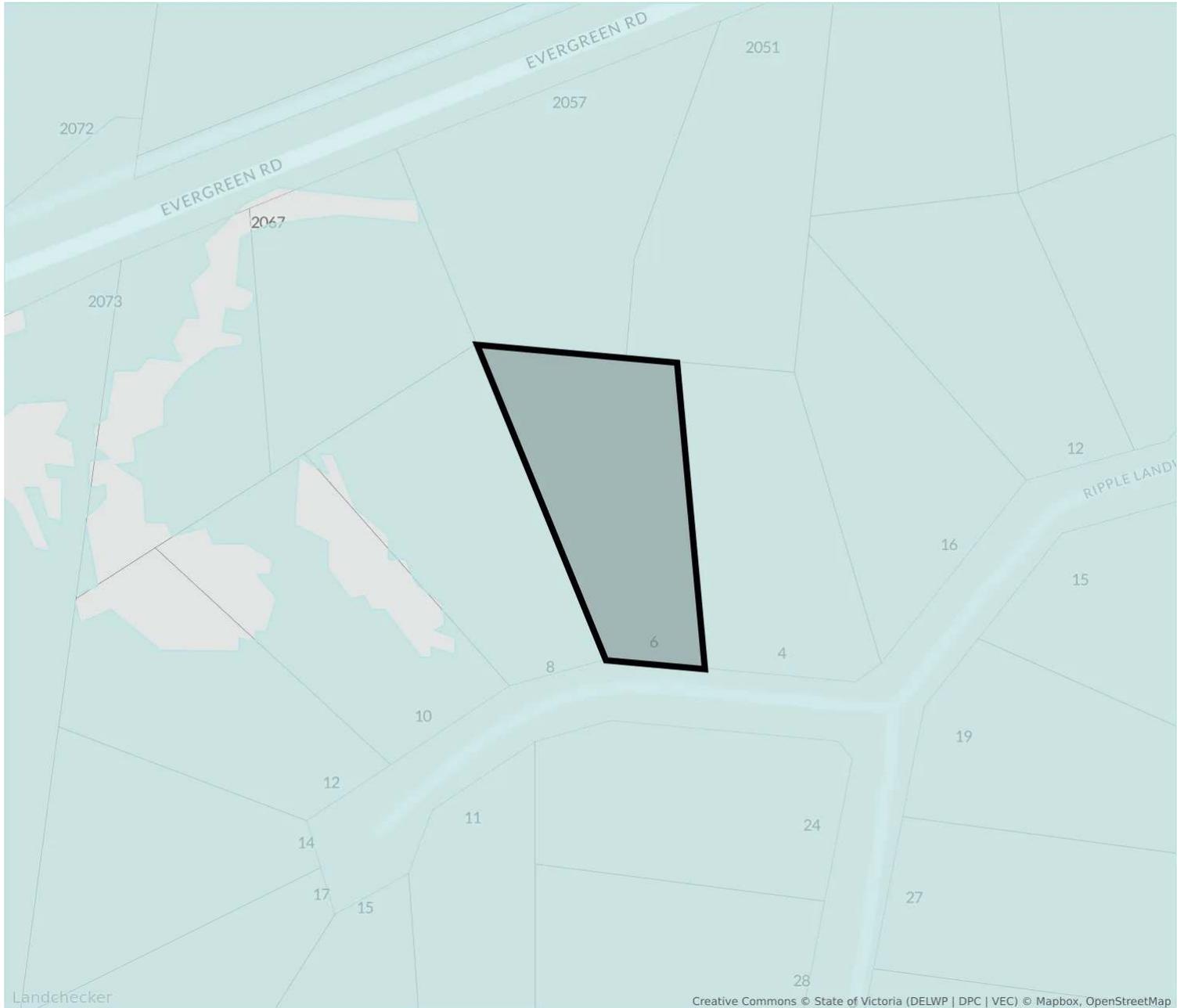
To ensure that development is compatible with identified environmental values.

VPP 42.01 Environmental Significance Overlay

South Gippsland contains some of Victoria's most significant coastline areas. The settlements of Venus Bay, Sandy Point, Tarwin Lower and Waratah Bay are situated along this coastline and contribute to the areas appeal by providing accommodation opportunities in environmentally significant areas. They are characterized by their predominance of native vegetation, easily erodable soils and their proximity to foreshore reserves, coastal parks and other public land and their rugged appeal.

LPP 42.01 Schedule 7 To Clause 42.01 Environmental Significance Overlay

For confirmation and detailed advice about this planning overlay, please contact SOUTH GIPPSLAND council on 03 5662 9200.



LSIO - Land Subject To Inundation Overlay

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To minimise the potential flood risk to life, health and safety associated with development.

To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.

To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

VPP 44.04 Land Subject To Inundation Overlay

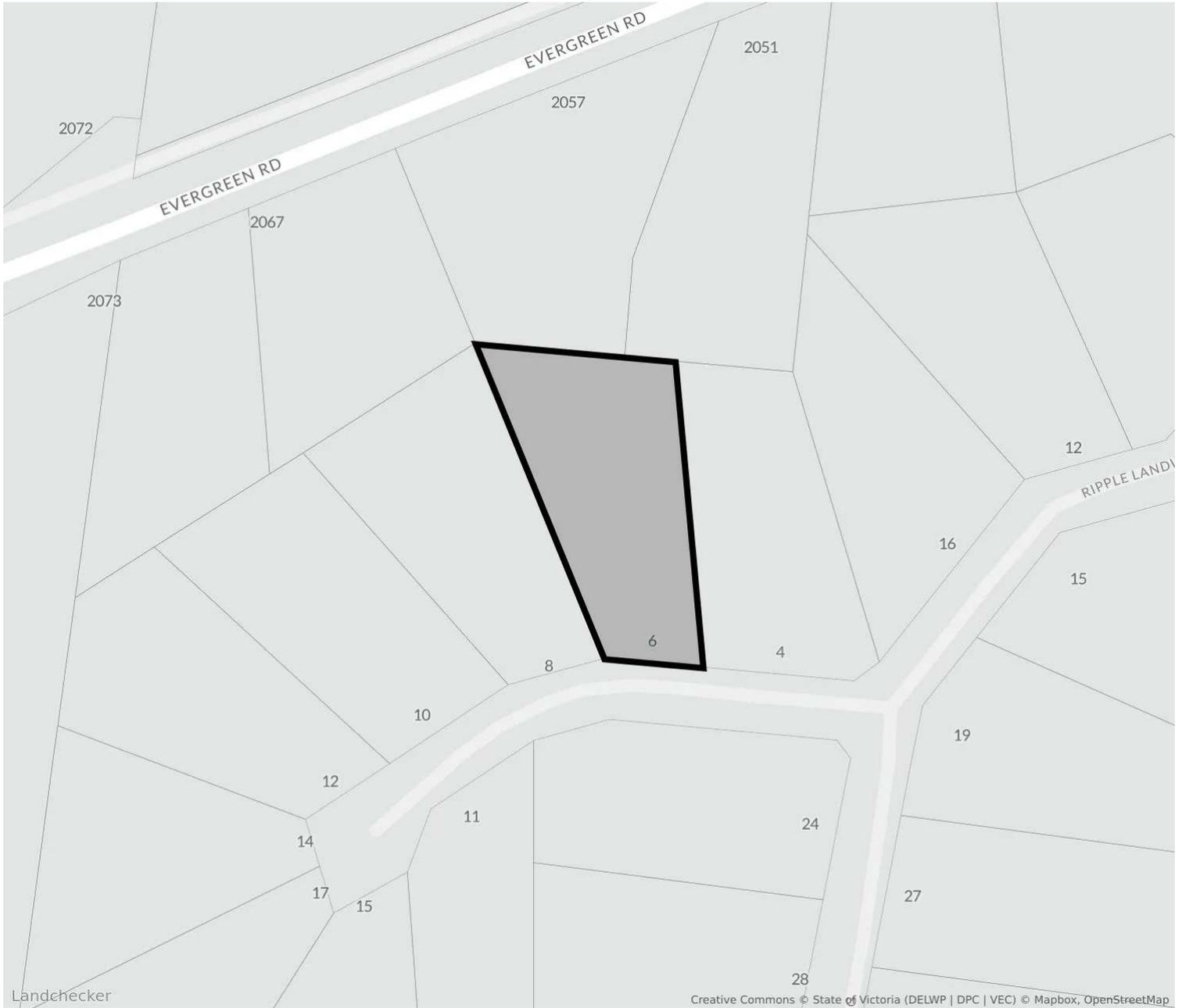
None specified.

LPP 44.04 Schedule 1 To Clause 44.04 Land Subject To Inundation Overlay

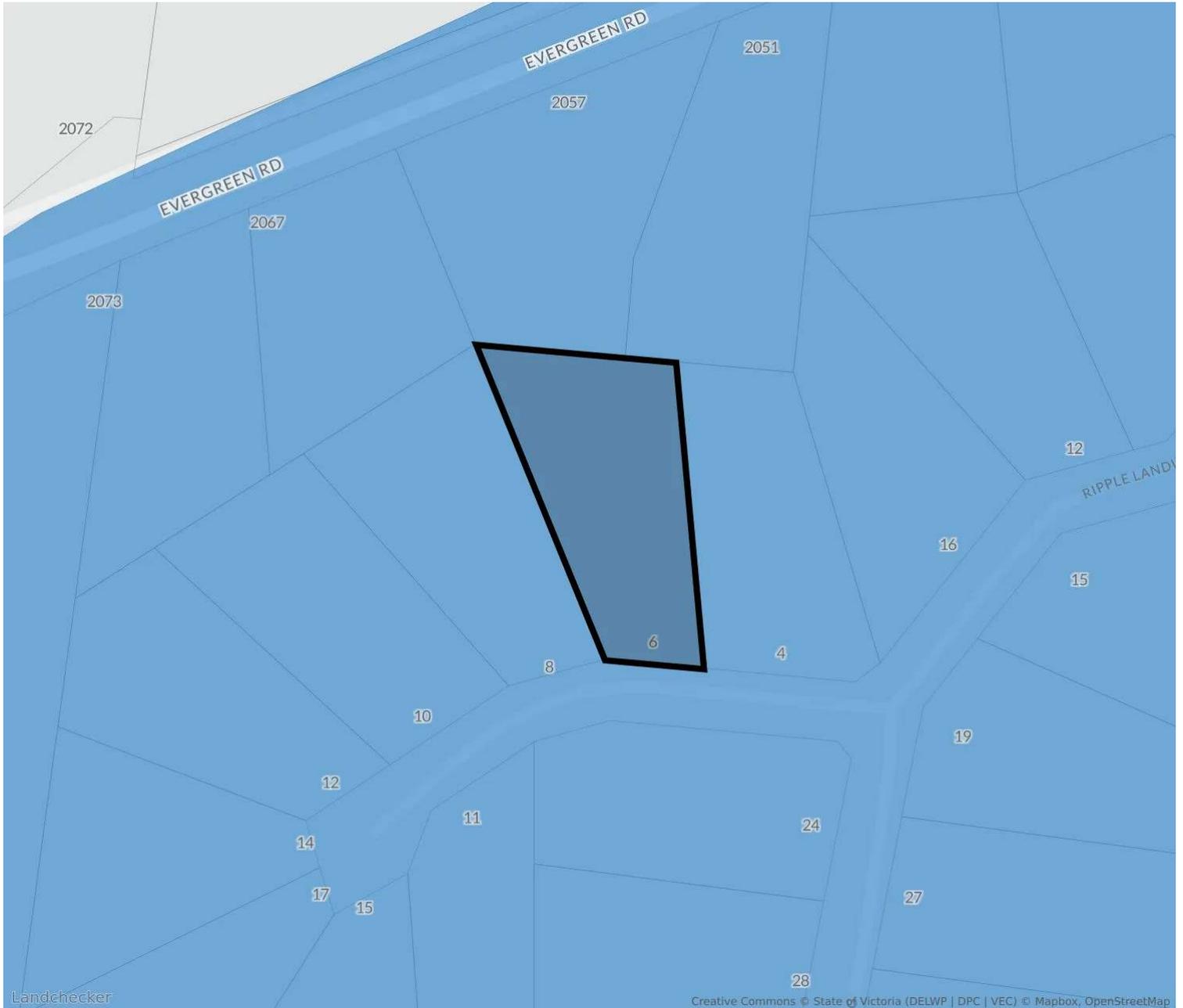
For confirmation and detailed advice about this planning overlay, please contact SOUTH GIPPSLAND council on 03 5662 9200.

NEARBY OVERLAYS

6 Cumberland Court, Tarwin Lower Vic 3956



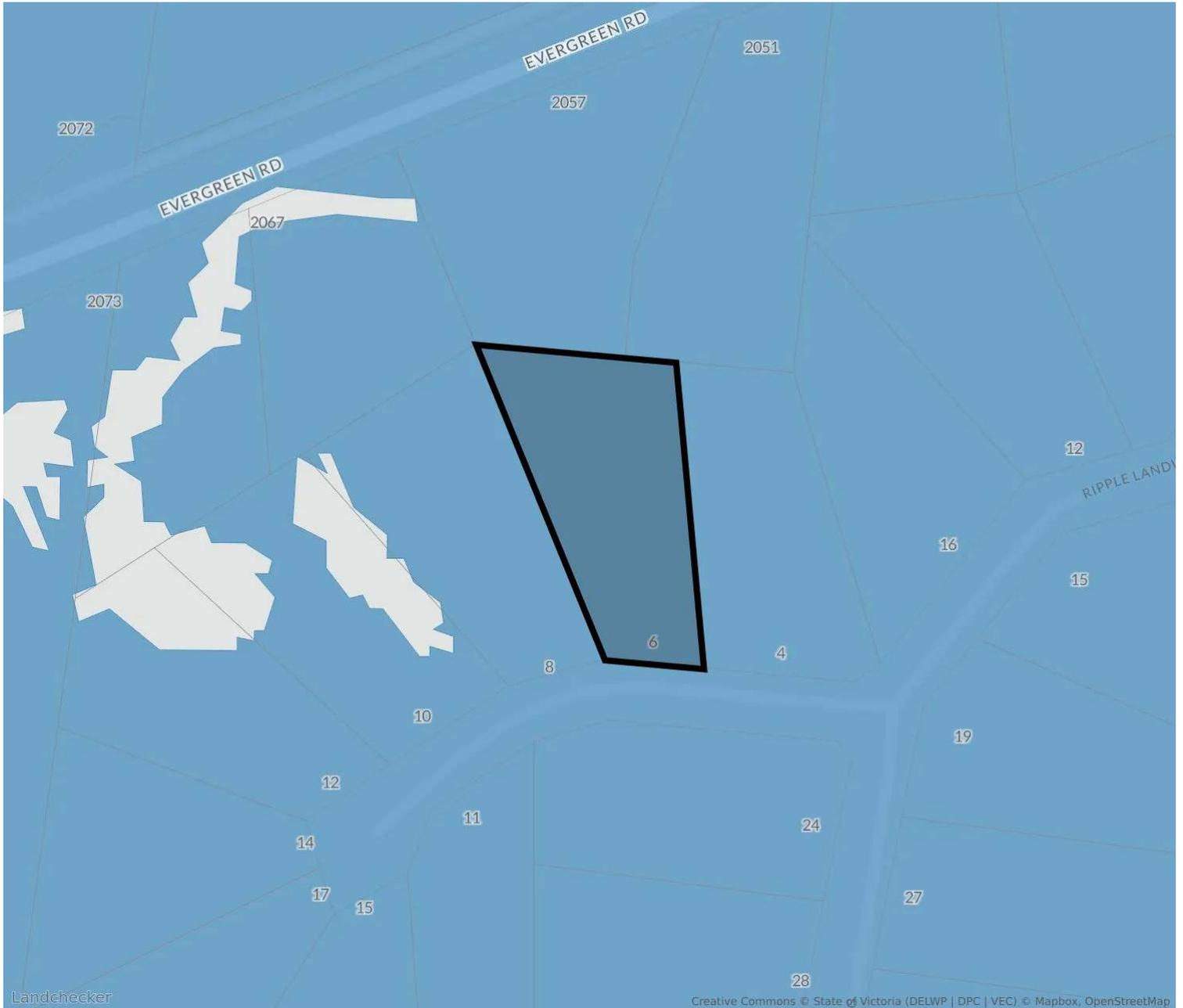
There are no overlays in the vicinity



Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact SOUTH GIPPSLAND council on 03 5662 9200.



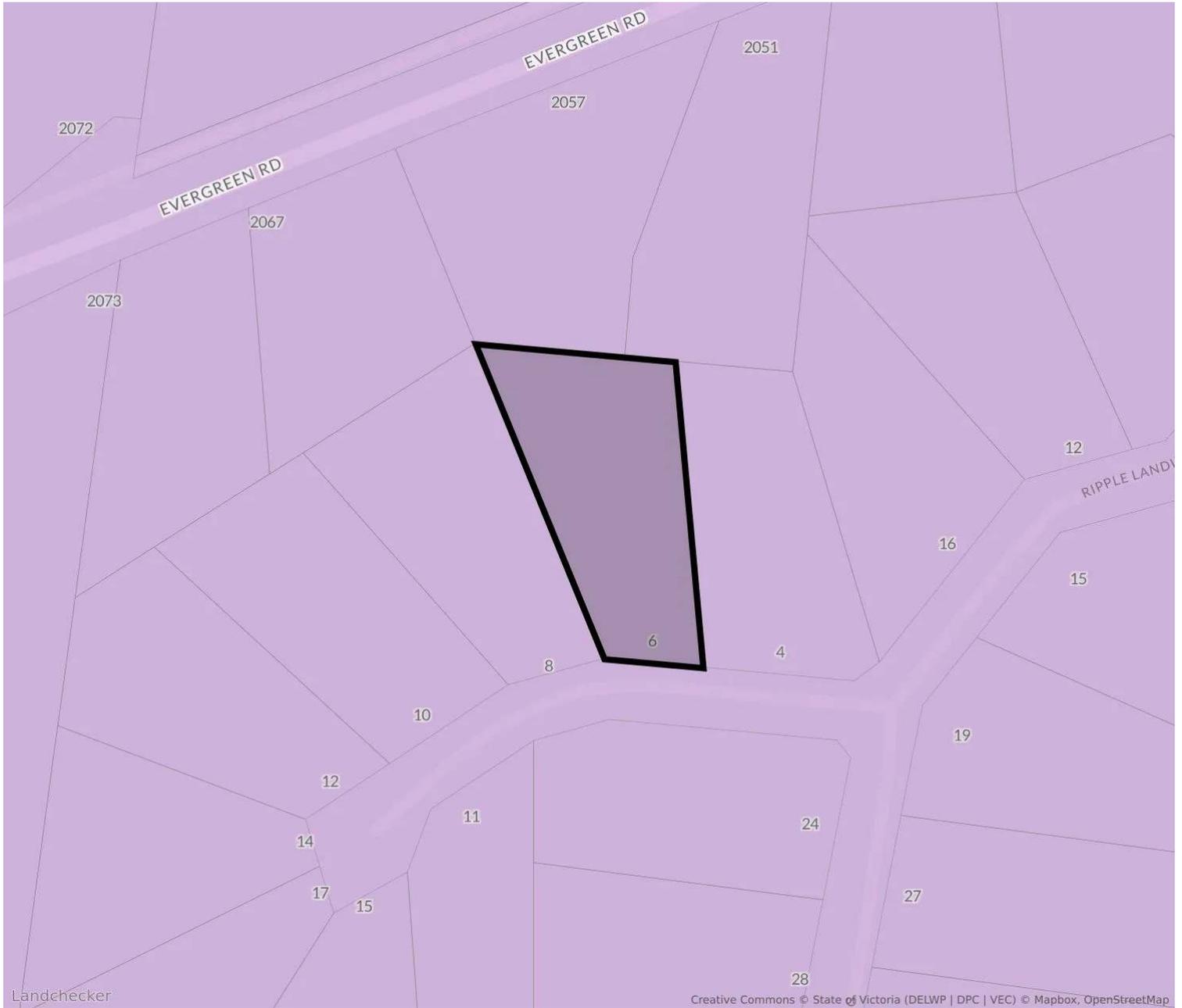
Flood

There are flood areas on the property.

For confirmation and detailed advice about this flood area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning LSIO	Affected	State	29/12/2025
Department of Environment, Land, Water and Planning FO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning FO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning FO2	Unaffected	State	29/12/2025

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning FO3	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning RFO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning SBO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	29/12/2025



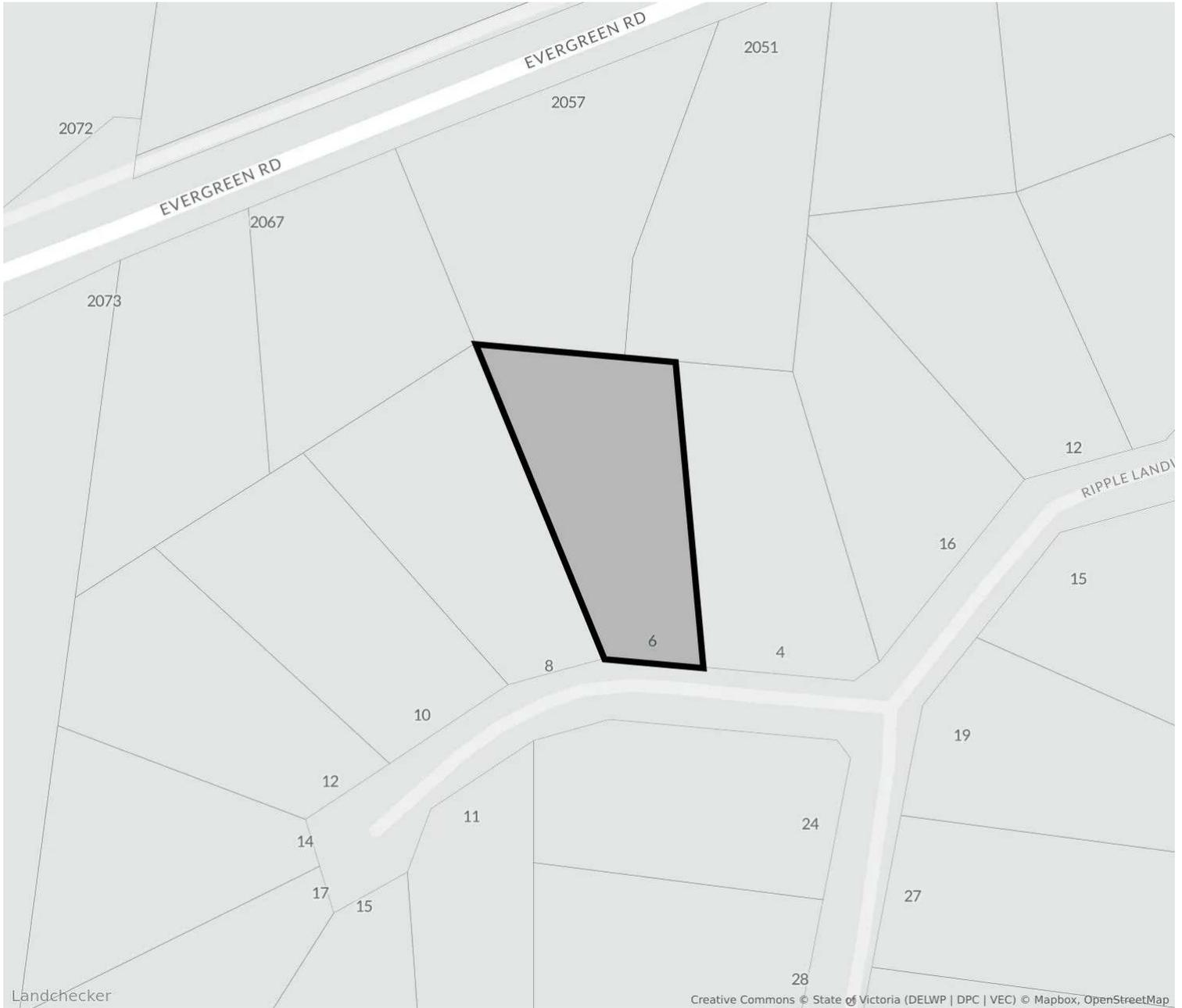
Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning BPA	Affected	State	29/12/2025
Department of Environment, Land, Water and Planning BMO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning	Unaffected	State	29/12/2025

BMO3



Landslide Prone Area

This property is not within a zone classified as a landslide prone area.

For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning EMO	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning	Unaffected	State	22/12/2025

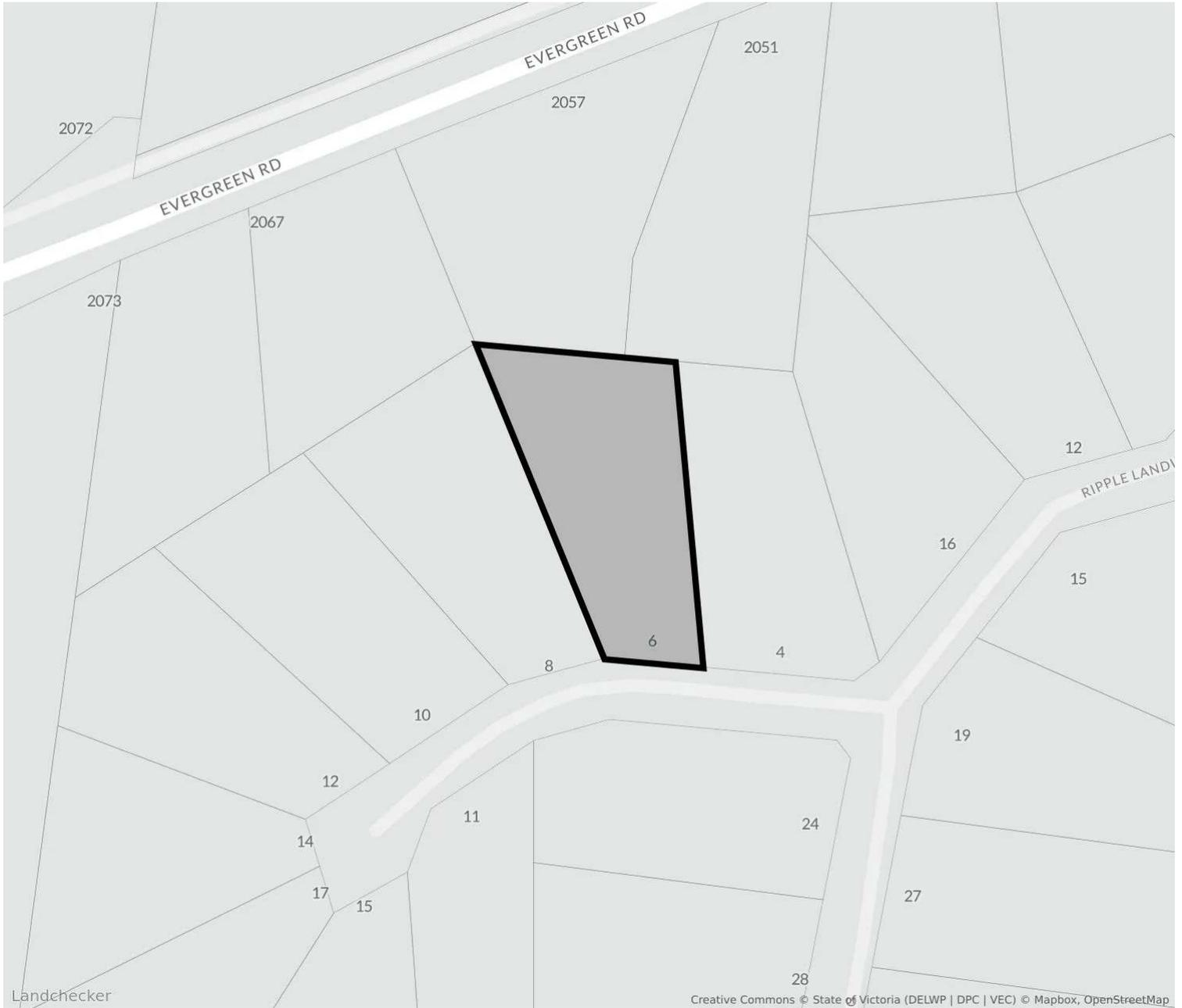
Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	22/12/2025



No Acid Sulfate

This property has no coverage.

For confirmation and detailed advice about acid sulfate soil management requirements, please contact the relevant source authority.



Not A Mine Subsidence Area

This property has no coverage.

For confirmation and detailed advice about mine subsidence requirements, please contact the relevant source authority.

PROTRACK COMPARABLE SALES

6 Cumberland Court, Tarwin Lower Vic 3956



12 RIPPLE LDG TARWIN LOWER VIC 3956

3 bedrooms 2 bathrooms 6 car spaces

LAND AREA 4,047m²
TYPE House
LAST SALE \$955,000 (10/11/2025)
ZONE LDRZ



7 RIVER DR TARWIN LOWER VIC 3956

3 bedrooms 1 bathroom - car spaces

LAND AREA 562m²
TYPE House
LAST SALE \$400,000 (29/08/2025)
ZONE TZ



11 ELLEN AVE TARWIN LOWER VIC 3956

3 bedrooms 1 bathroom - car spaces

LAND AREA 535m²
TYPE House
LAST SALE \$330,000 (06/10/2025)
ZONE TZ



17 ELLEN AVE TARWIN LOWER VIC 3956

- bedrooms - bathrooms - car spaces

LAND AREA 535m²
TYPE House
LAST SALE \$160,000 (11/08/2025)
ZONE TZ



38 WALKERVILLE RD TARWIN LOWER VIC 3956

 2  1  2

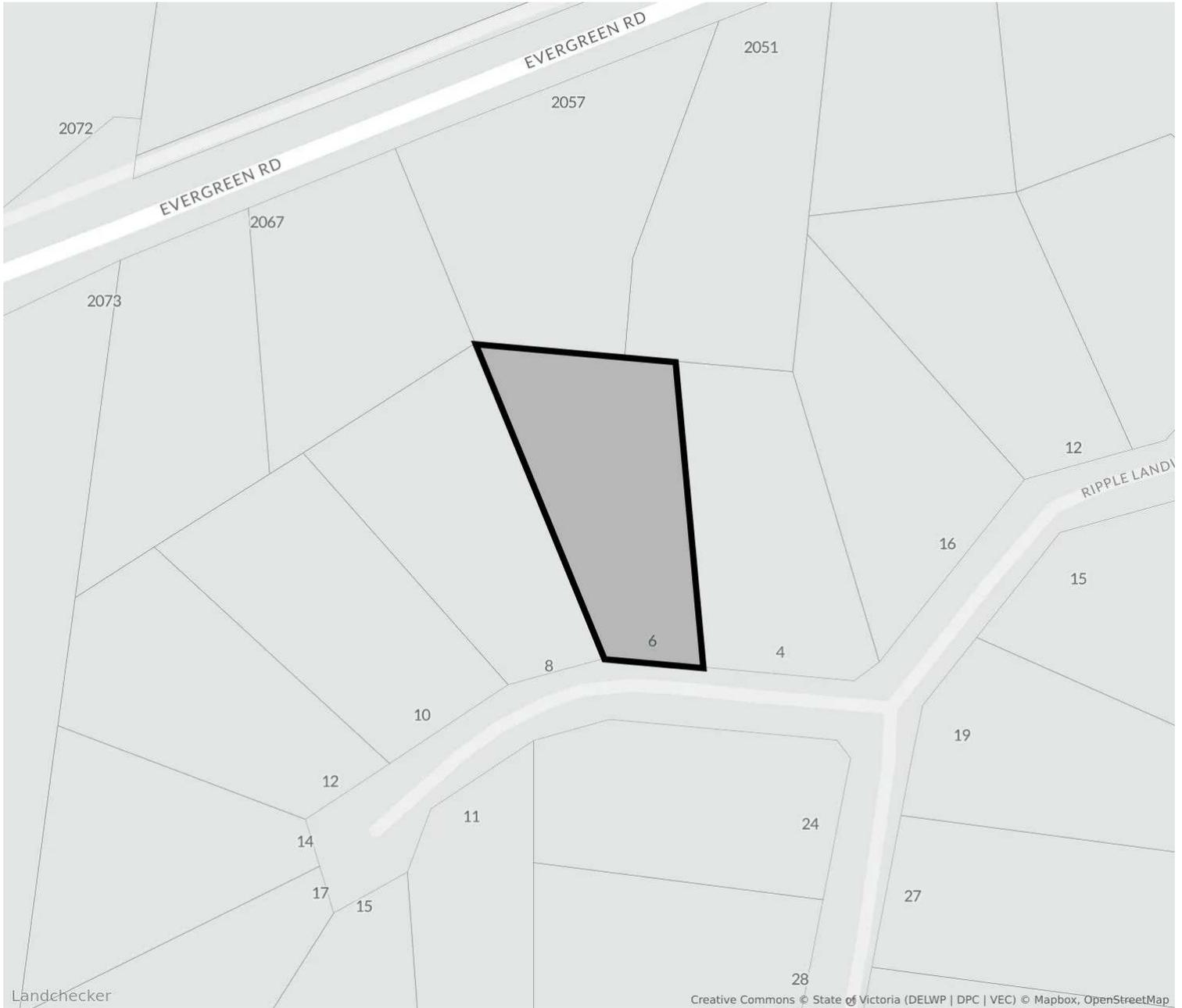
LAND AREA 600m²
TYPE House
LAST SALE \$240,000 (30/12/2025)
ZONE TZ



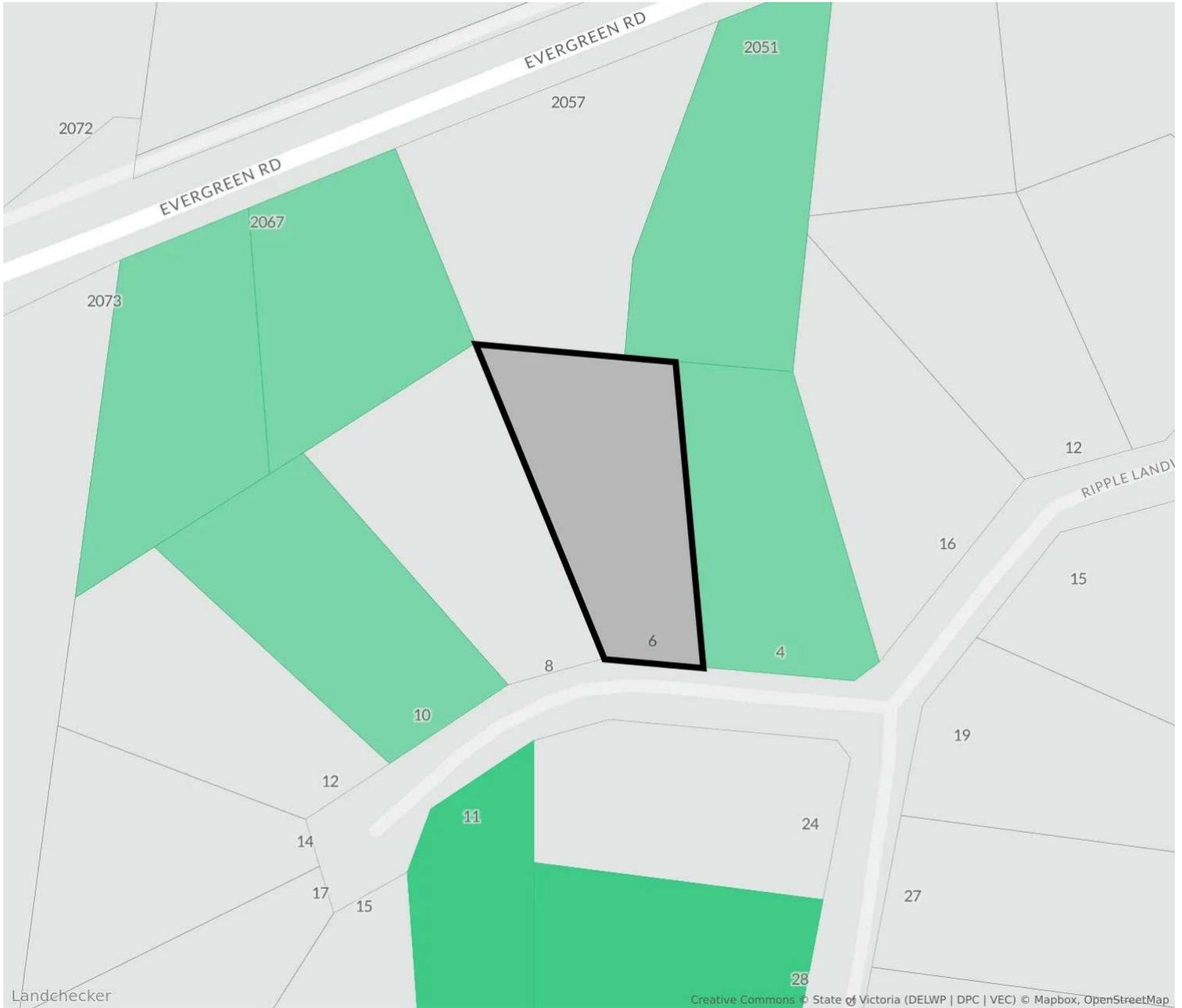
25 FAUNA PARK RD TARWIN LOWER VIC 3956

 3  1  -

LAND AREA 1,379m²
TYPE House
LAST SALE \$440,000 (15/10/2025)
ZONE TZ



No planning permit data available for this property.



Status	Code	Date	Address	Description
APPROVED	2002/111	Received 27/02/2002	<u>2072 Inverloch-Venus Bay Road, Tarwin Lower</u>	Machinery shed.
OTHER	2003/228	Received 15/05/2003	<u>4 Cumberland Court, Tarwin Lower</u>	Dwelling.
APPROVED	2003/491	Received 03/10/2003	<u>15 Cumberland Court, Tarwin Lower</u>	Dwelling.
OTHER	2004/18	Received 16/01/2004	<u>24 Ripple Landing, Tarwin Lower</u>	Dwelling.
APPROVED	2004/590	Received 24/11/2004	<u>2072 Inverloch-Venus Bay Road, Tarwin Lower</u> <u>2343 Inverloch-Venus Bay Road, Tarwin Lower</u> <u>Inverloch-Venus Bay Road, Tarwin Lower</u> <u>2073 Inverloch-Venus Bay Road, Tarwin Lower</u>	Bike track.

Status	Code	Date	Address	Description
OTHER	2006/210	Received 07/06/2006	<u>28 Ripple Landing, Tarwin Lower</u>	Dwelling and storage shed (garage).
APPROVED	2006/218	Received 19/06/2006	<u>11 Cumberland Court, Tarwin Lower</u> <u>11 Cumberland Court, Tarwin Lower</u>	Dwelling.
APPROVED	2006/218/A	Received 30/09/2009	<u>11 Cumberland Court, Tarwin Lower</u> <u>11 Cumberland Court, Tarwin Lower</u>	Dwelling - extension of time.
APPROVED	2006/218/B	Received 03/10/2011	<u>11 Cumberland Court, Tarwin Lower</u> <u>11 Cumberland Court, Tarwin Lower</u>	Dwelling - amended plans.
APPROVED	2006/218/C	Received 03/10/2011	<u>11 Cumberland Court, Tarwin Lower</u> <u>11 Cumberland Court, Tarwin Lower</u>	Dwelling - extension of time.
APPROVED	2008/195	Received 06/06/2008	<u>28 Ripple Landing, Tarwin Lower</u>	Single dwelling.
APPROVED	2008/195/A	Received 06/04/2011	<u>28 Ripple Landing, Tarwin Lower</u>	Single dwelling - extension of time.
APPROVED	2009/168	Received 23/06/2009	<u>14 Cumberland Court, Tarwin Lower</u>	Single dwelling.
APPROVED	2009/168/A	Received 06/07/2011	<u>14 Cumberland Court, Tarwin Lower</u>	Single dwelling - extension of time.
APPROVED	2010/28	Received 04/02/2010	<u>17 Cumberland Court, Tarwin Lower</u>	Construction of single dwelling.
APPROVED	2013/101	Received 22/04/2013	<u>8 Cumberland Court, Tarwin Lower</u>	Construction of an outbuilding (shed).
APPROVED	2015/130	Received 22/04/2015	<u>16 Ripple Landing, Tarwin Lower</u>	Development of an outbuilding.
OTHER	2015/275	Received 03/09/2015	<u>12 Ripple Landing, Tarwin Lower</u>	Construct a fence.
APPROVED	2016/1	Received 05/01/2016	<u>12 Ripple Landing, Tarwin Lower</u>	Dwelling & ancillary outbuilding.
APPROVED	2016/178	Received 29/06/2016	<u>2069 Inverloch-Venus Bay Road,</u> <u>Tarwin Lower</u>	Development of land with carport.
APPROVED	2016/5	Received 13/01/2016	<u>12 Cumberland Court, Tarwin Lower</u>	Develop land with a single dwelling and domestic outbuilding.
APPROVED	2017/262	Received 11/09/2017	<u>4 Cumberland Court, Tarwin Lower</u>	Develop land with shed.
APPROVED	2018/227	Received 10/09/2018	<u>11 Cumberland Court, Tarwin Lower</u> <u>11 Cumberland Court, Tarwin Lower</u>	Development of a dwelling.
APPROVED	2019/279	Received 17/09/2019	<u>2067 Inverloch-Venus Bay Road,</u> <u>Tarwin Lower</u>	Develop land with domestic outbuilding.
APPROVED	2019/67	Received 06/03/2019	<u>2051 Inverloch-Venus Bay Road,</u> <u>Tarwin Lower</u>	Extension to existing dwelling (verandah).
APPROVED	2020/422	Received 26/11/2020	<u>11 Cumberland Court, Tarwin Lower</u> <u>11 Cumberland Court, Tarwin Lower</u>	Develop land with a domestic outbuilding.
APPROVED	2021/340	Received 03/09/2021	<u>10 Cumberland Court, Tarwin Lower</u>	Building and works associated with developing the land with a dwelling.
APPROVED	2022/244	Received 18/07/2022	<u>11 Cumberland Court, Tarwin Lower</u> <u>11 Cumberland Court, Tarwin Lower</u>	Development associated with an existing dwelling (swimming pool, deck and safety fence).

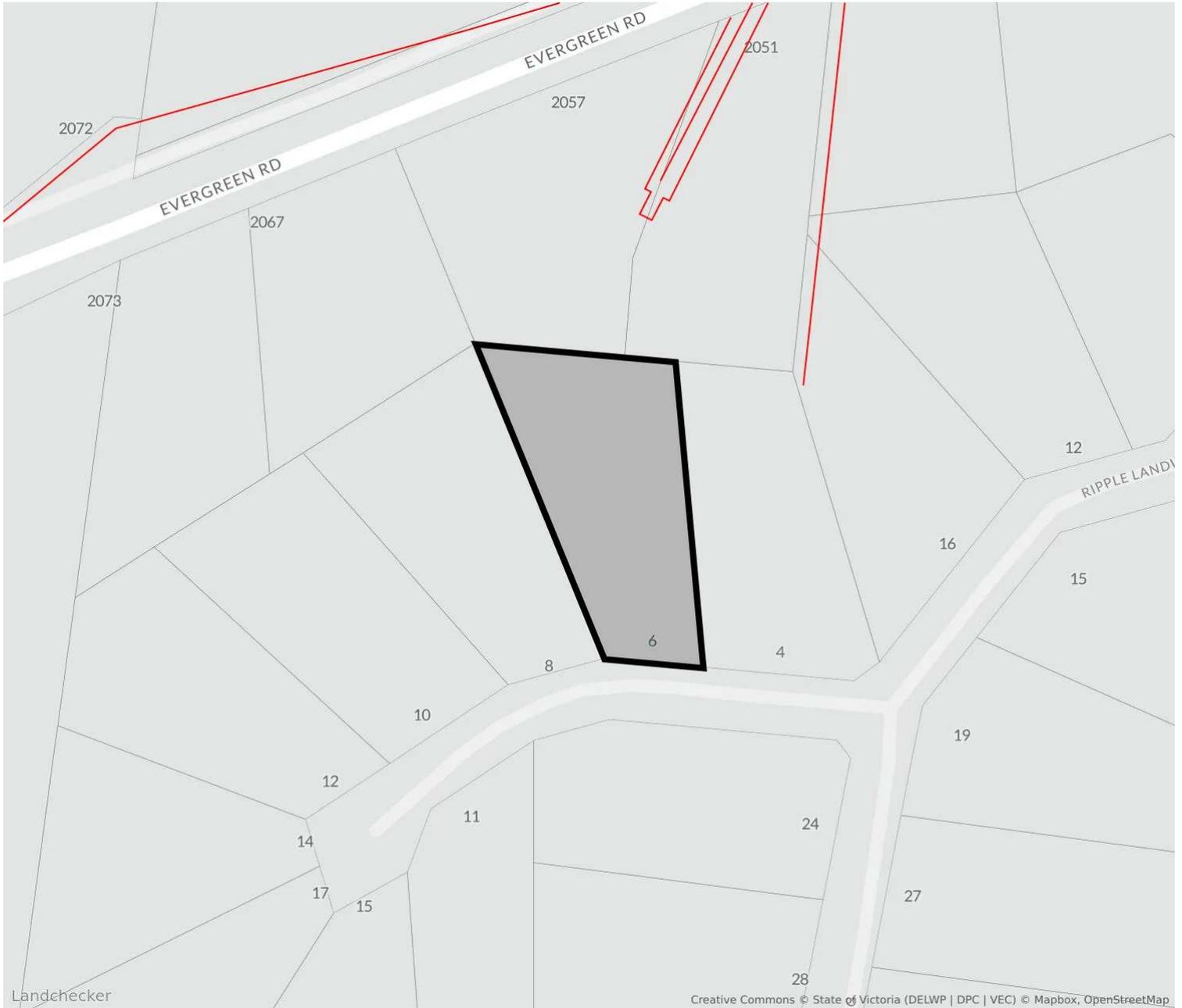
For confirmation and detailed advice about this planning permits, please contact SOUTH GIPPSLAND council on 03 5662 9200.



Easements

The easement(s) displayed is indicative only and may represent a subset of the total easements.

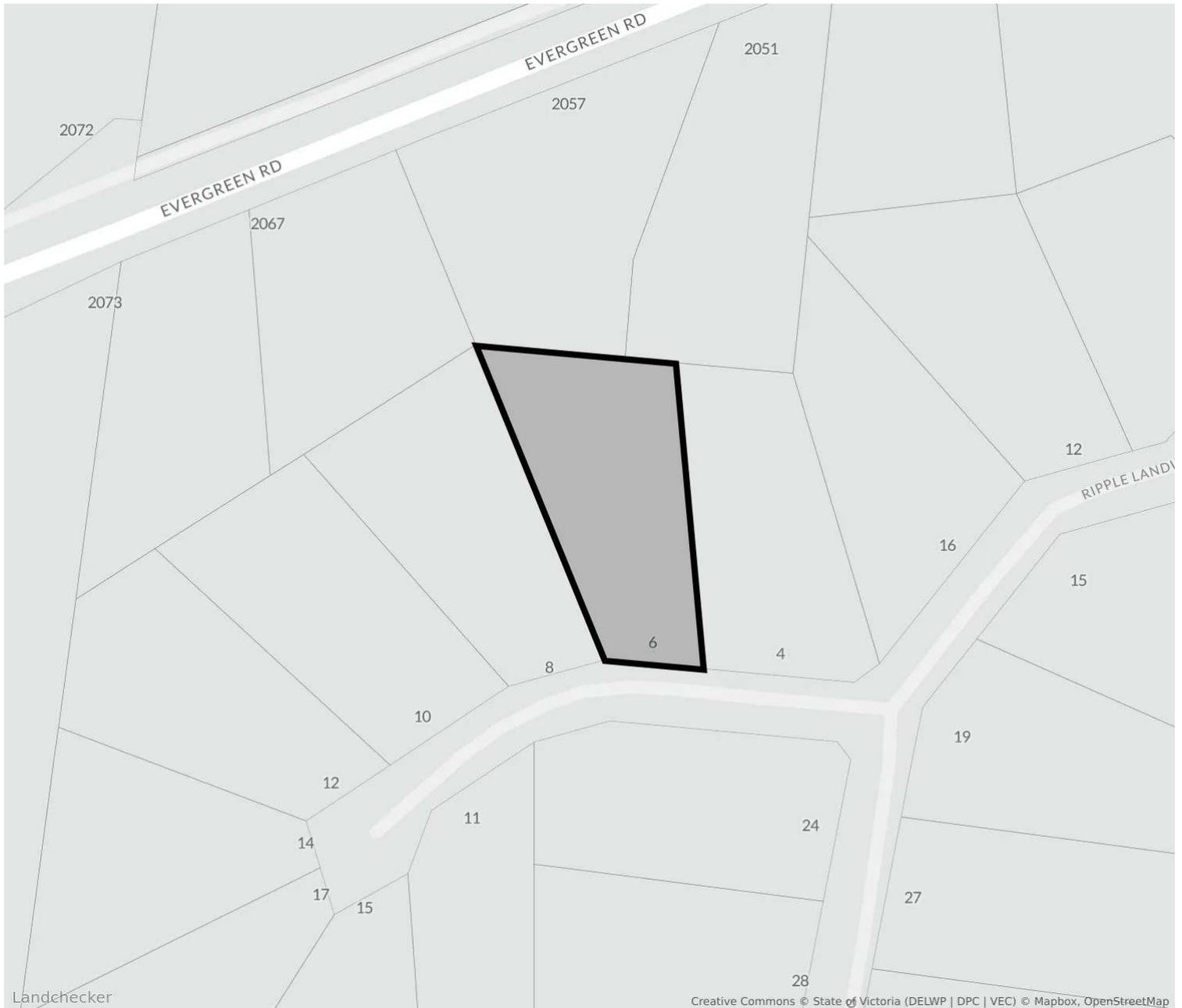
For confirmation and detailed advice about the easement(s) on this property, please contact the relevant source authority.



■ Easements

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For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact SOUTH GIPPSLAND council on 03 5662 9200.

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