

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot 1 PS642389

LOCAL GOVERNMENT (COUNCIL)
Bass Coast

LEGAL DESCRIPTION
1\PS642389

COUNCIL PROPERTY NUMBER
33690

LAND SIZE
295m² Approx

ORIENTATION
East

FRONTAGE
10.94m Approx

ZONES
GRZ - General Residential Zone - Schedule 1

OVERLAYS
DDO - Design And Development Overlay - Schedule 1
VPO - Vegetation Protection Overlay - Schedule 3

PropTrack Property Data

UNIT
🛏 4 🏡 2 🚗 2

Property Sales Data

SALE HISTORY	CONTRACT DATE	SETTLEMENT DATE
\$0	16/05/2023	14/08/2023
\$785,000	13/09/2019	20/11/2019
\$715,000	31/12/2016	15/02/2017

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Bass District

Schools

CLOSEST PRIVATE SCHOOLS
St Joseph's School (11679 m)
Koonwarra Village School (20636 m)

CLOSEST PRIMARY SCHOOLS
Inverloch Primary School (222 m)

CLOSEST SECONDARY SCHOOLS
Wonthaggi Secondary College (12425 m)

Burglary Statistics

POSTCODE AVERAGE
1 in 142 Homes

STATE AVERAGE
1 in 76 Homes

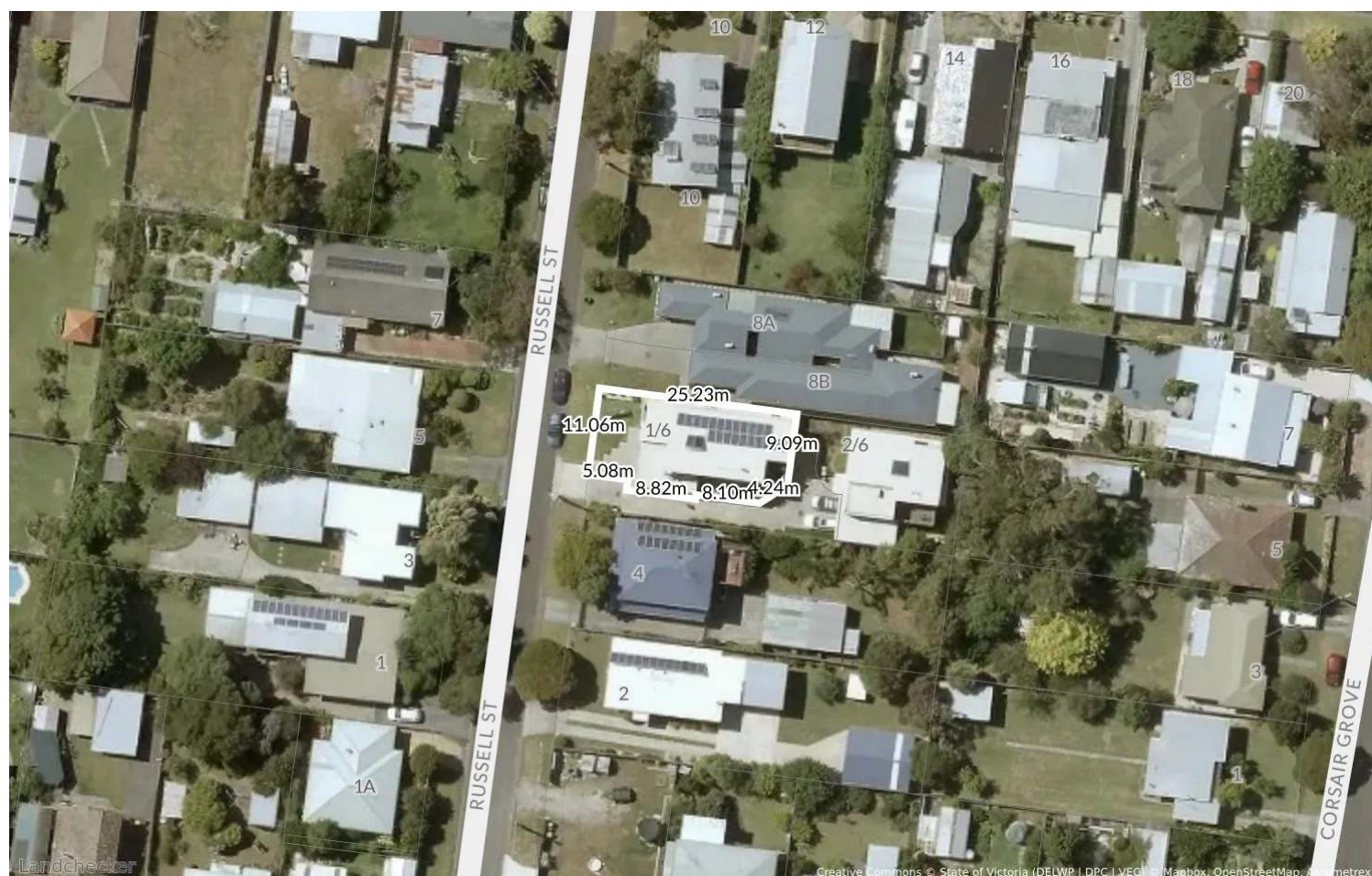
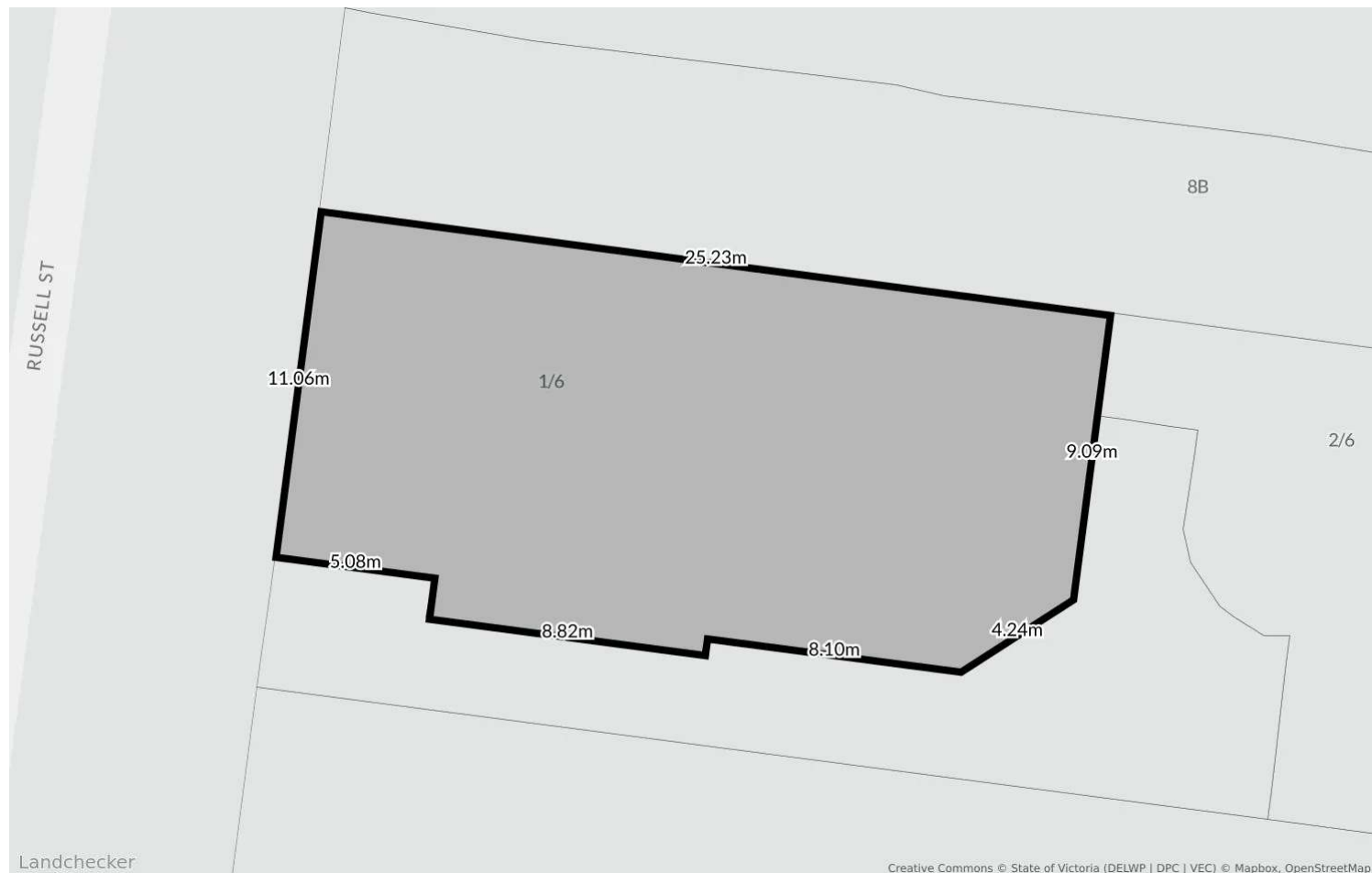
COUNCIL AVERAGE
1 in 159 Homes

Council Information - Bass Coast

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1300226278 (Bass Coast)

EMAIL
basscoast@basscoast.vic.gov.au

WEBSITE
<http://www.basscoast.vic.gov.au/>



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

1/6 Russell Street, Inverloch Vic 3996

Status	Code	Date	Description
APPROVED	VC245	13/05/2026	Amendment VC245 makes changes to give effect to the Surf Coast Statement of Planning Policy (SPP) and Bellarine Peninsula SPP. The amendment improves the clarity of the VPP and Macedon Ranges Planning Scheme by removing the particular provision at Clause 51.07 (Macedon Ranges SPP). The amendment also makes administrative changes to the Greater Geelong Planning Scheme.
APPROVED	GC148	13/05/2026	Applies the Specific Control Overlay and inserts the Victorian Desalination Project - Infrastructure Protection Incorporated Document, January 2026 into three Planning Schemes - Bass Coast, Cardinia and Casey, and makes associated changes to the three planning schemes over the Victorian Desalination Project area and adjoining land.
APPROVED	VC271	13/05/2026	The amendment supports the provision of energy-related infrastructure by facilitating the creation of new smaller lots for utility installations that transmit, distribute or store electricity in the Farming Zone and Rural Activity Zone.
APPROVED	VC309	11/05/2026	The amendment clarifies that hemp brick production is included as a rural industry and requires a planning permit to produce hemp bricks in rural zones.
APPROVED	C176basc	07/05/2026	This amendment rectifies various technical errors within the planning scheme, specifically regarding the Heritage Overlay (HO). It does so by implementing the recommendations provided within the Bass Coast Shire Heritage Audit Report 2025. The specific changes recommended in this report vary from by site and are considered administrative only as they do not change the context or intent of the Heritage Overlay.
APPROVED	VC248	04/05/2026	The amendment improves bushfire planning by updating terminology and measures, increasing and clarifying planning permit exemptions for dwellings and other buildings, and updating decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.
APPROVED	VC232	27/04/2026	The Amendment changes the VPP and all planning schemes in Victoria by correcting and updating references to government departments, statutory authorities and ministerial portfolios in local provisions following Machinery of Government changes effective 1 January 2023.
APPROVED	VC307	19/04/2026	The Victoria Planning Provisions and all planning schemes are amended to increase the estimated cost of development thresholds for classes of VicSmart application to account for increased building construction costs in Victoria since their introduction and to provide for future cost inflation.

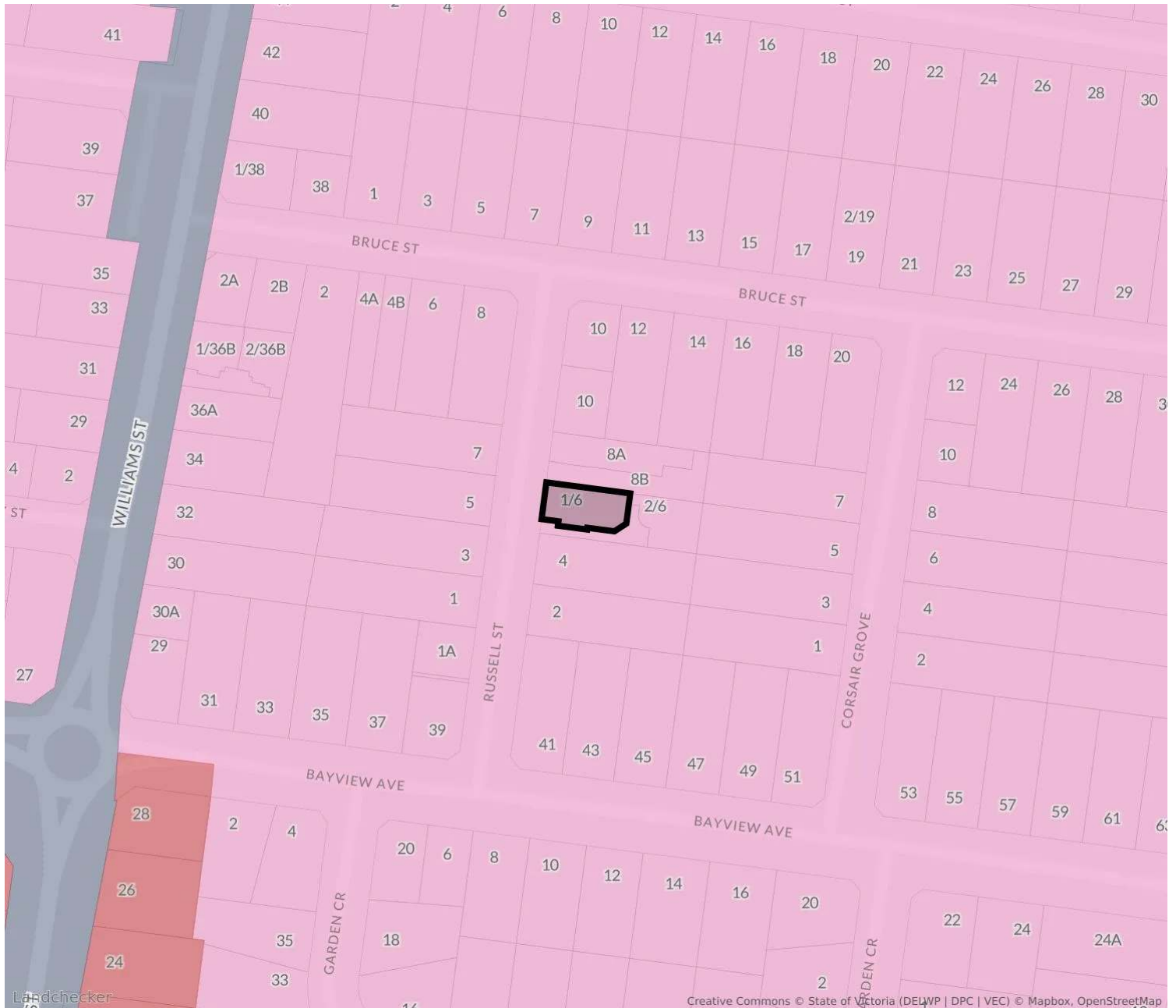
Status	Code	Date	Description
			Increasing the thresholds enables more applicants to benefit from the time, cost savings and certainty of the VicSmart application process.
APPROVED	VC308	16/04/2026	Amendment VC308 changes the VPP and all planning schemes in Victoria to update all schedules to the Mixed Use Zone, Township Zone and Residential Growth Zone to align with the operation of the Mid-Rise Code introduced by Amendment VC300 and to correct technical errors associated with Amendment VC300.
APPROVED	VC265	03/04/2026	Amendment VC265 makes corrections and updates to the Victoria Planning Provisions and all planning schemes to ensure they are current and accurate.
APPROVED	VC277	01/04/2026	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.
APPROVED	VC304	22/03/2026	Extends the expiry date of the Dependent Persons Unit temporary provisions
APPROVED	VC300	19/03/2026	Amendment VC300 changes the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.
APPROVED	VC298	18/03/2026	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	18/03/2026	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	VC297	06/03/2026	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	C172basc	04/03/2026	Amends the Wonthaggi North East PSP and DCP to correct the description of infrastructure items and make minor clerical errors to ensure alignment with the recommendations of the VPA Projects Standing Advisory Committee (SAC) Final Report (August 2022) as introduced by Amendment C152basc.
APPROVED	VC295	04/03/2026	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.

Status	Code	Date	Description
APPROVED	GC269	23/02/2026	GC269 corrects obvious or technical errors and makes consequential changes to local schedules to align with VC286.

PROPOSED PLANNING SCHEME AMENDMENTS

1/6 Russell Street, Inverloch Vic 3996

No proposed planning scheme amendments for this property



GRZ1 - General Residential Zone - Schedule 1

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

To encourage development that is responsive to the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

VPP 32.08 General Residential Zone

None specified.

LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

For confirmation and detailed advice about this planning zone, please contact BASS COAST council on 1300226278.

Other nearby planning zones

GRZ - General Residential Zone

MUZ - Mixed Use Zone

TRZ2 - Transport Zone



To implement the Municipal Planning Strategy and the Planning Policy

To identify areas which are affected by specific requirements relating to the

VPP 43.02 Design And Development Overlay

To protect views from the coast to adjacent residential areas.To protect views

LPP 43.02 Schedule 1 To Clause 43.02 Design And Development Overlay

For confirmation and detailed advice about this planning overlay, please

To protect areas of significant vegetation.

To ensure that development minimises loss of vegetation.

To preserve existing trees and other vegetation.

To maintain and enhance habitat and habitat corridors for indigenous fauna.

To encourage the regeneration of native vegetation.

Inverloch is characterised by the retention

LPP 42.02 Schedule 3 To Clause 42.02 Vegetation Protection Overlay

For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.

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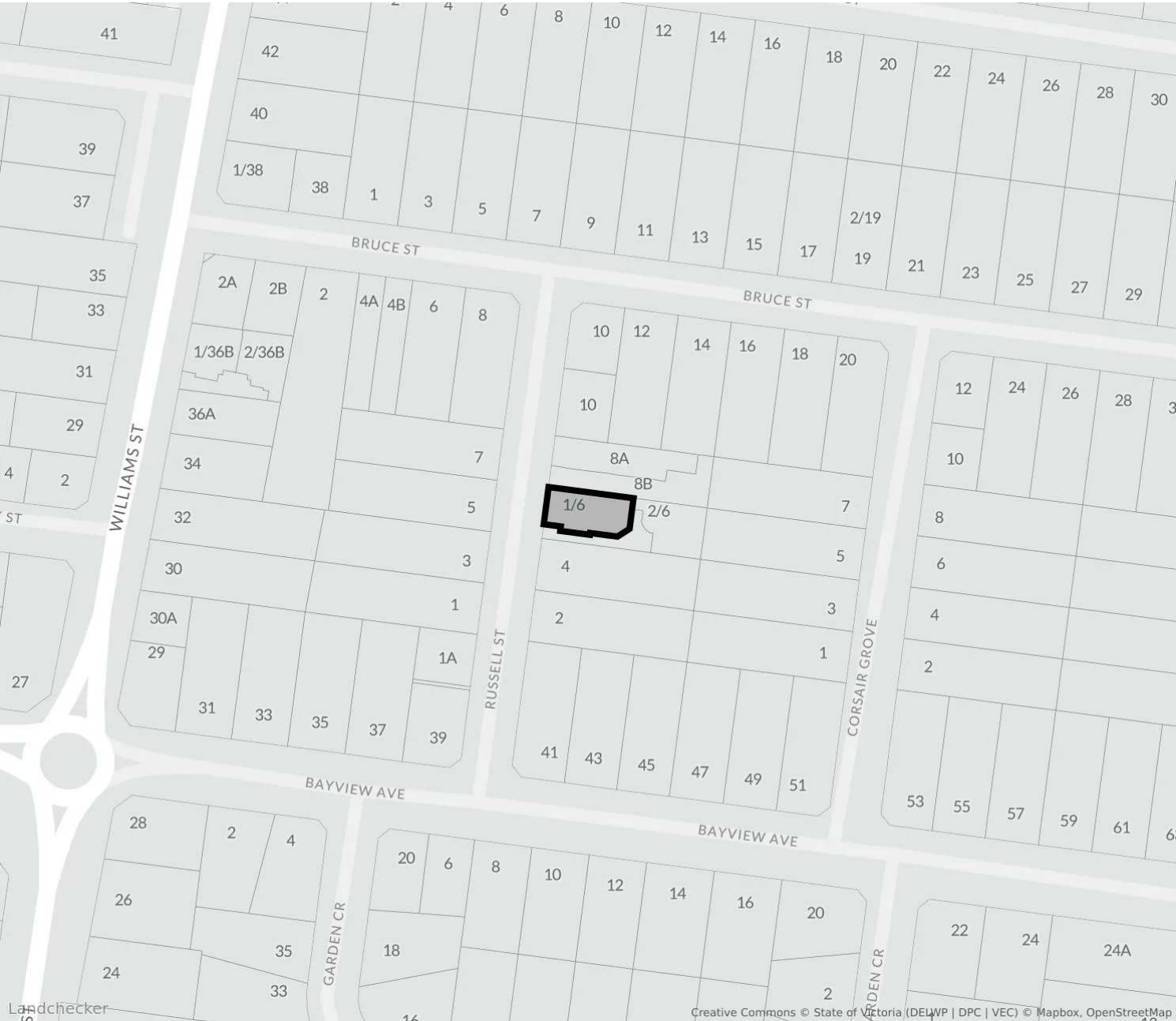
Landchecker



Aboriginal Cultural Heritage Sensitivity

This property is not 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 BASS COAST council on 1300226278.



Flood

This property has not been specified as being affected by flooding according to [Landchecker flood sources](#).

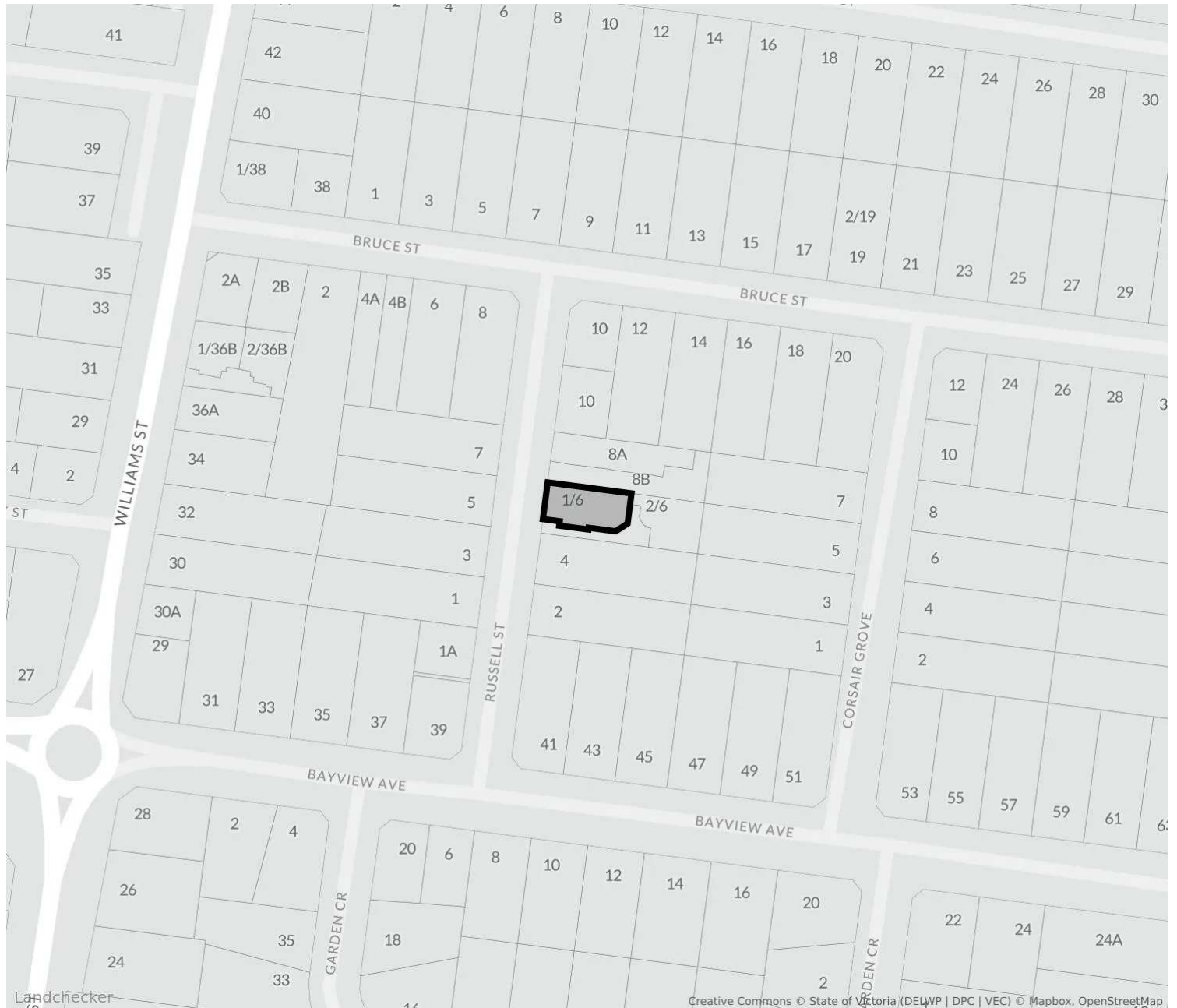
For confirmation and detailed advice about this flood area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning FO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning FO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning FO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning FO3	Unaffected	State	23/02/2026

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning RFO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	23/02/2026

BUSHFIRE PRONE AREA

1/6 Russell Street, Inverloch Vic 3996



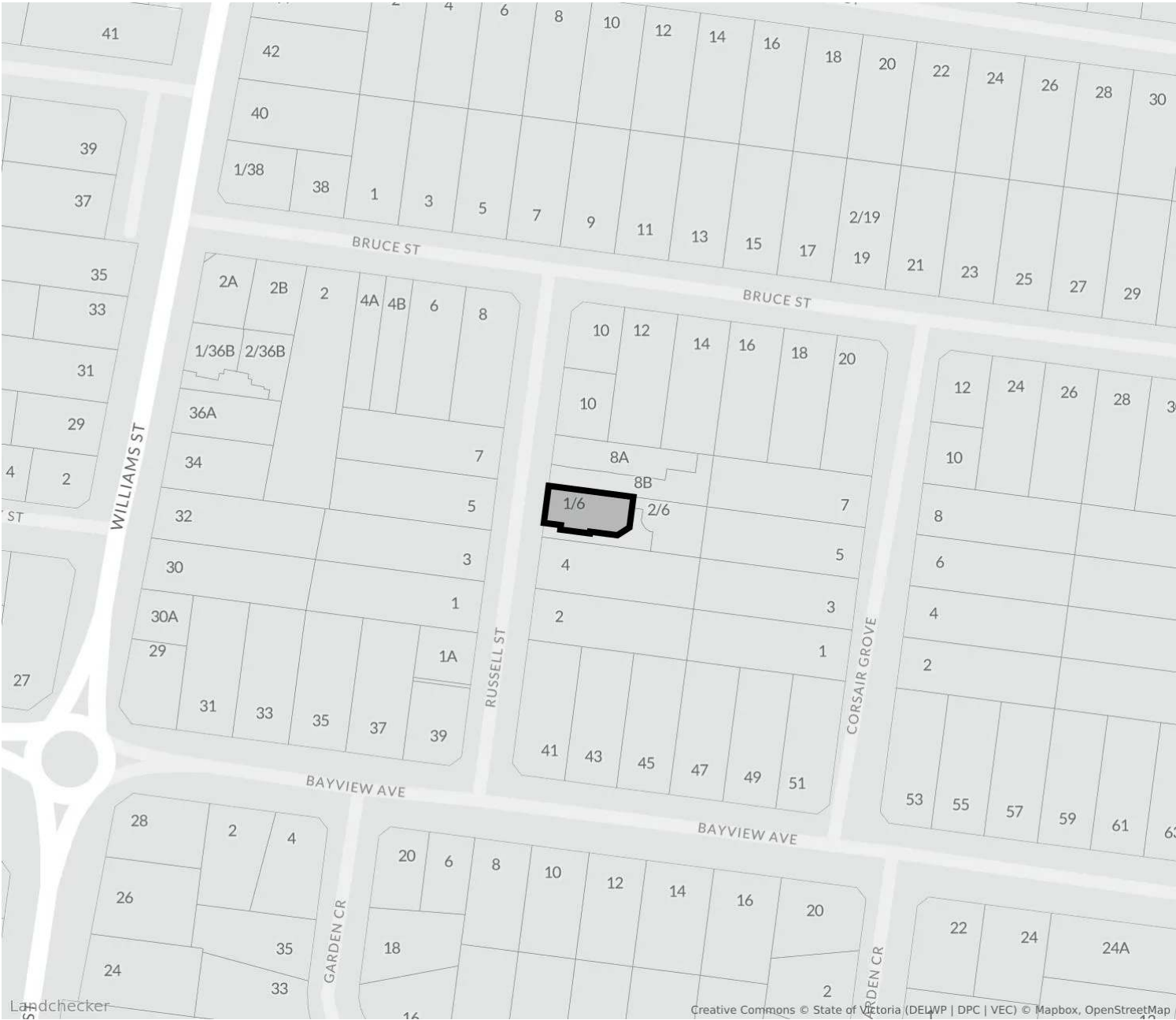
Bushfire Prone Area

This property is not 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 BMO	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning BMO3	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning	Unaffected	State	09/03/2026

Source Authority	Status	Type	Last Updated
BPA			



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	09/03/2026
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning	Unaffected	State	09/03/2026

Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO7	Unaffected	State	09/03/2026



12 BRUCE ST INVERLOCH VIC 3996

2 2 1

LAND AREA 637m²
TYPE House
LAST SALE \$817,200 (09/01/2026)
ZONE GRZ



15 BRUCE ST INVERLOCH VIC 3996

2 1 3

LAND AREA 599m²
TYPE House
LAST SALE \$675,000 (22/04/2026)
ZONE GRZ



10 BAYVIEW AVE INVERLOCH VIC 3996

2 1 -

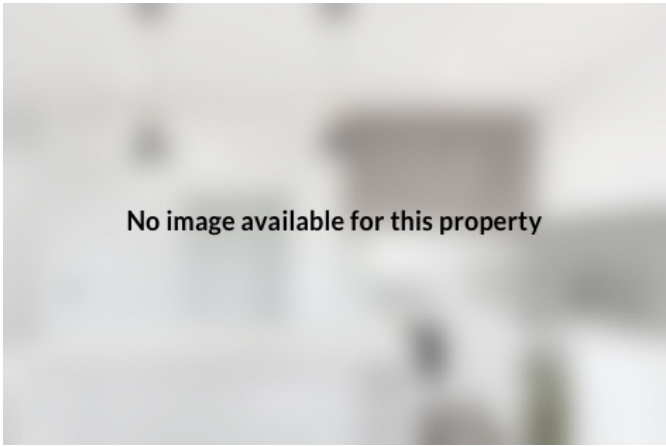
LAND AREA 541m²
TYPE House
LAST SALE \$600,000 (29/12/2025)
ZONE GRZ



6 BAYVIEW AVE INVERLOCH VIC 3996

3 2 2

LAND AREA 309m²
TYPE House
LAST SALE \$1,560,000 (13/03/2026)
ZONE GRZ



2 GARDEN CRES INVERLOCH VIC 3996

3 1 1

LAND AREA	560m ²
TYPE	House
LAST SALE	Unavailable
ZONE	GRZ



UNIT 8 20 WILLIAMS ST INVERLOCH VIC 3996

3 3 -

LAND AREA	130m ²
TYPE	Unit
LAST SALE	\$862,500 (21/11/2025)
ZONE	MUZ



29B KENNETH ST INVERLOCH VIC 3996

- - -

LAND AREA	398m ²
TYPE	House
LAST SALE	\$425,000 (14/04/2026)
ZONE	GRZ



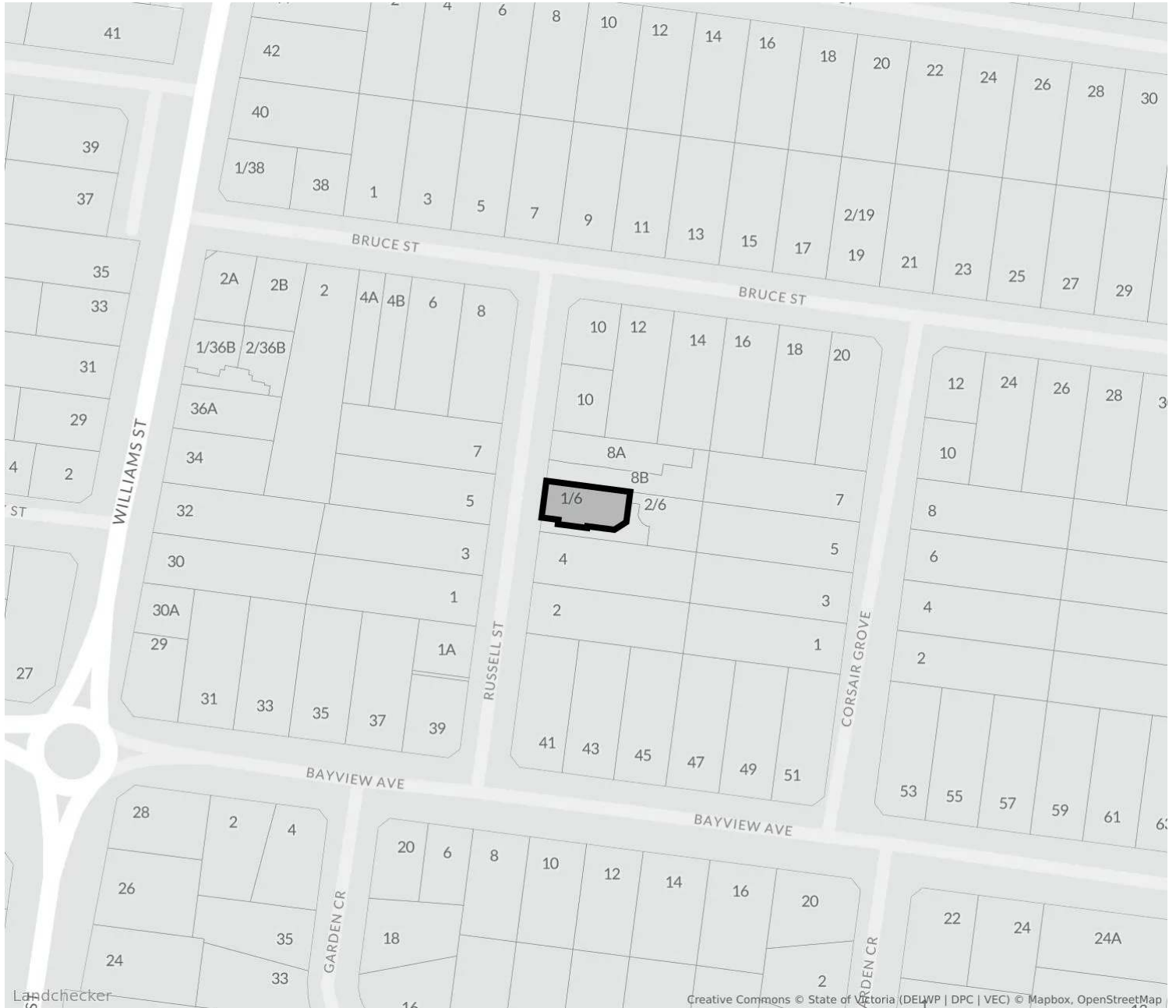
46 WILLIAMS ST INVERLOCH VIC 3996

3 2 2

LAND AREA	644m ²
TYPE	House
LAST SALE	\$810,000 (08/03/2026)
ZONE	GRZ

PLANNING PERMIT HISTORY

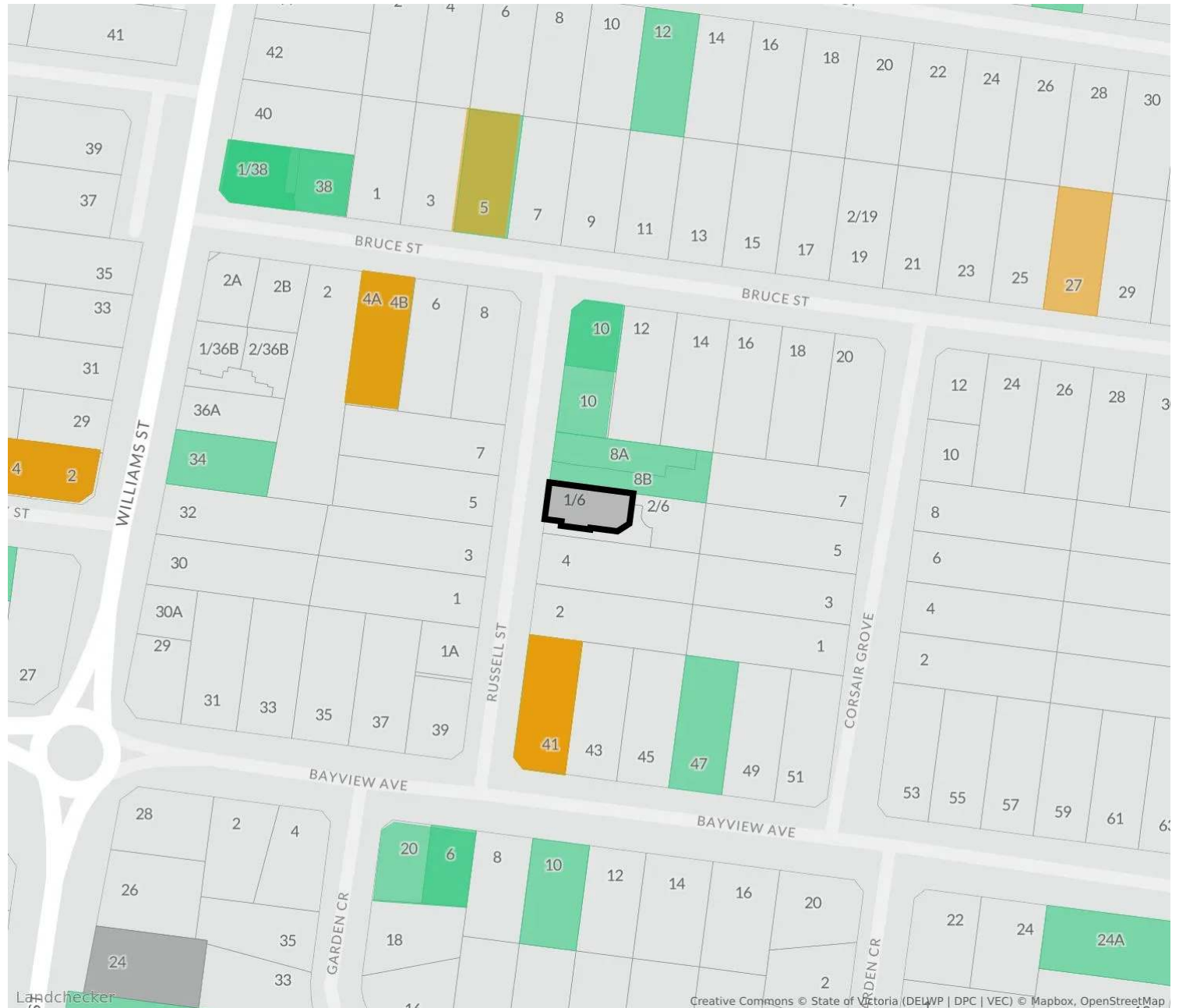
1/6 Russell Street, Inverloch Vic 3996



No planning permit data available for this property.

NEARBY PLANNING PERMITS

1/6 Russell Street, Inverloch Vic 3996

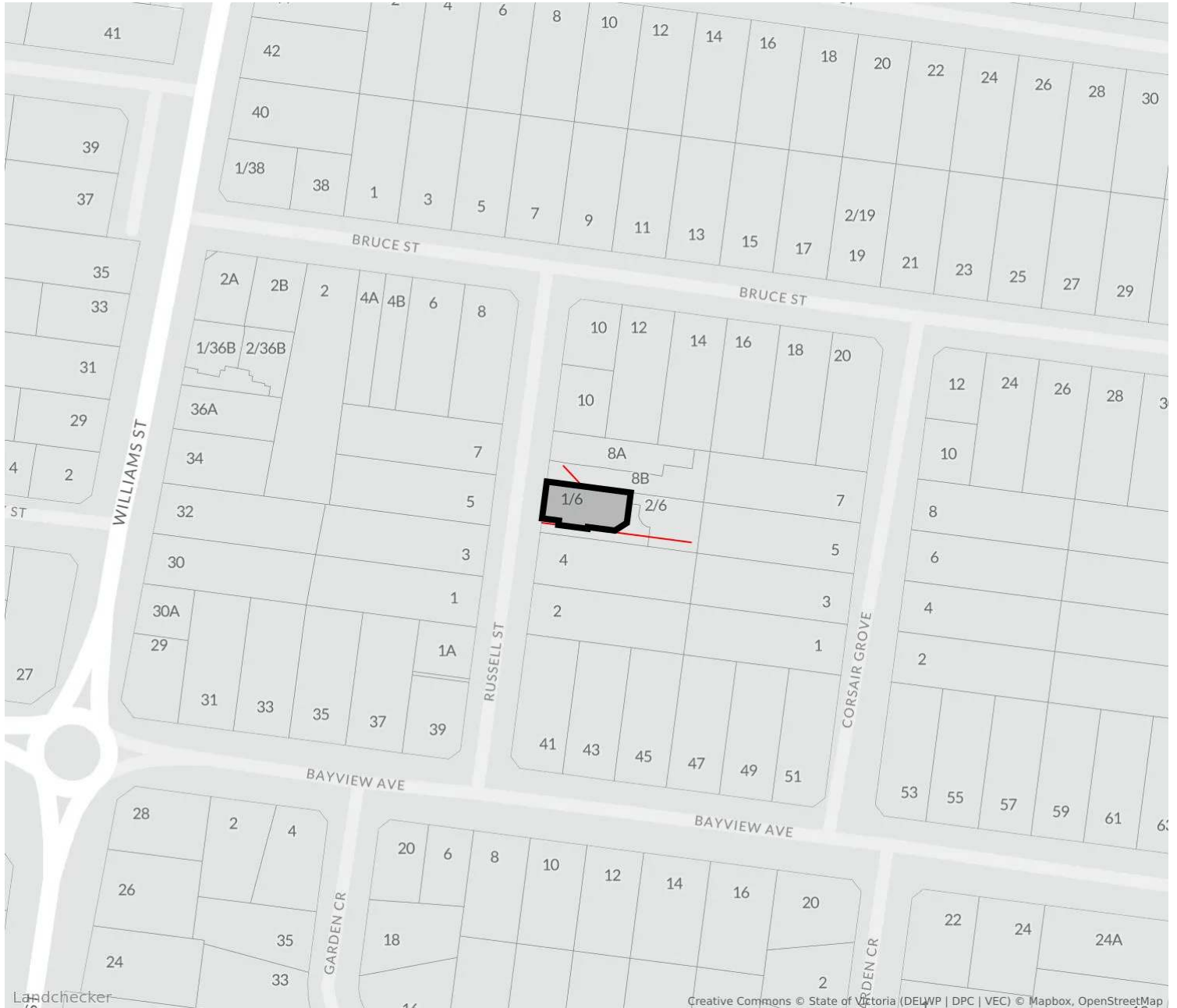


Status	Code	Date	Address	Description
PENDING	PDPLANVIC-2026/000250	Received 24/03/2026	<u>27 Bruce St, Inverloch</u>	Removal of three canopy trees.
PENDING	220111 - PC1	Received 24/08/2022	<u>5 Bruce Street, Inverloch</u>	Buildings and works associated with a dwelling above 7 metres in height in a Design and Development Overlay, Schedule 1
PENDING	200209 -PC1	Received 27/01/2021	<u>41 Bayview Avenue, Inverloch</u>	Subdivision of land into two lots in the GRZ1and DDO1 - Plans to Comply Condition 3 -Section 173 Agreement
PENDING	190205 -PC1	Received 03/10/2019	<u>27 Williams Street, Inverloch</u>	Subdivision of land into three lots - Plans to Comply - Section 173 Agreement - Condition6
PENDING	180458 -PC2	Received 20/09/2019	<u>41 Bayview Avenue, Inverloch</u>	Development of the land for two dwellings inthe GRZ1 and DDO1 - Plans to ComplyCondition 1 Amended Plans
PENDING	180458 -PC3	Received 20/09/2019	<u>41 Bayview Avenue, Inverloch</u>	Development of the land for two dwellings inthe GRZ1 and DDO1 - Plans to ComplyCondition 4 Landscape Plans

Status	Code	Date	Address	Description
PENDING	180458 -PC1	Received 28/06/2019	41 Bayview Avenue, Inverloch	Development of the land for two dwellings in the GRZ1 and DDO1 - Plans to Comply - Drainage Plans - Condition 7
PENDING	180151 -PC1	Received 22/01/2019	4 Bruce Street, Inverloch	Subdivide the Land in to two
PENDING	150101 -PC2	Received 15/11/2018	27 Williams Street, Inverloch	Construction of three double storey dwellings in the General Residential 1 Zone - Plans to Comply - Condition 5 - Civil Construction Plan
PENDING	150101 -PC1	Received 12/06/2018	27 Williams Street, Inverloch	Construction of three double storey dwellings in the General Residential 1 Zone - Plans to Comply - Amended Landscape plan - Condition 1
PENDING	170008 -1	Received 21/11/2017	4 Bruce Street, Inverloch	Use and development of the land with two
PENDING	170008 -PC1	Received 25/10/2017	4 Bruce Street, Inverloch	Use and development of the land with two
PENDING	140163 -PC1	Received 14/05/2015	36 Darling Avenue, Inverloch	Two
APPROVED	PDPLANPER-2025/000723	17/12/2025	47 Bayview Av, Inverloch	Buildings and works associated with a single dwelling in the design and development overlay (ddo1).
APPROVED	PDPLANPER-2024/001826	10/07/2024	1/8 Russell St, Inverloch	Two lot subdivision (spear: s230537c).
APPROVED	PDPLANVIC-2024/001766	05/06/2024	24a Bayview Av, Inverloch	Construct a veranda in a design and development overlay (ddo1).
APPROVED	PDPLANPER-2023/000576	29/12/2023	10 Bayview Av, Inverloch	Construction of a dwelling in a design and development overlay (ddo1).
APPROVED	PDPLANPER-2023/000929	01/12/2023	29 Kenneth St, Inverloch	Two lot subdivision (s219779a).
APPROVED	220435	02/03/2023	1 Murray St, Inverloch	Extension to a dwelling on a lot less than 300sqm in a general residential zone (grz1).
APPROVED	220214	27/02/2023	38 Williams Street, Inverloch 1/38 Williams St, Inverloch	Construction of a (replacement) second dwelling on a lot and two lot subdivision in a general residential zone (grz1) and a design and development overlay, schedule 1 (ddo1).
APPROVED	220337	23/01/2023	12 Kenneth St, Inverloch	Construction of two dwellings in a general residential zone (grz1) and a design and development overlay (ddo1).
APPROVED	220355	16/11/2022	10 Bruce St, Inverloch 10 Bruce Street, Inverloch	Two lot subdivision.
APPROVED	220111	10/05/2022	5 Bruce St, Inverloch	Buildings and works associated with a dwelling above 7 metres in height in a design and development overlay, schedule 1 (ddo1).
APPROVED	210387	02/02/2022	22 Williams St, Inverloch	Two lot subdivision.
OTHER	200209 - PC1	01/11/2021	41 Bayview Avenue, Inverloch	Subdivision of land into two lots in the GRZ1 and DDO1 - Plans to Comply Condition 3 - Section 173 Agreement
APPROVED	200404	13/05/2021	6 Bayview Avenue, Inverloch 6 Bayview Av, Inverloch	Subdivision of land into 2 lots.
APPROVED	200421	30/12/2020	25 Williams St, Inverloch	Additions to an existing service station building in the muz.
APPROVED	200209	17/11/2020	41 Bayview Av, Inverloch	Subdivision of land into two lots in the grz1 and ddo1.
APPROVED	150359 - 1	10/04/2020	38 Williams Street, Inverloch 1/38 Williams St, Inverloch	Construct three dwellings - amendment to plans.

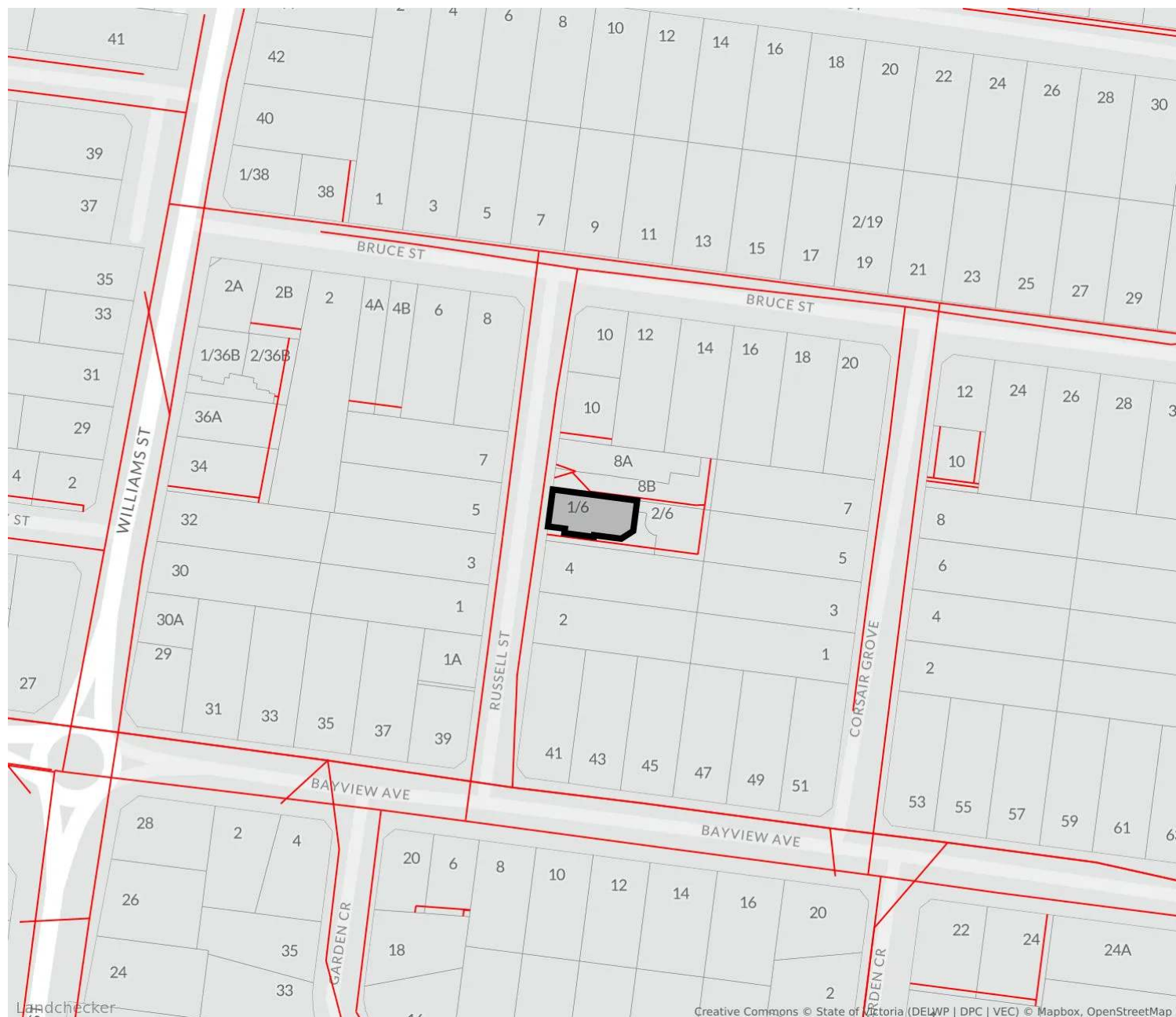
Status	Code	Date	Address	Description
OTHER	160093	21/01/2020	24 Williams St, Inverloch	Use and development of land for three dwellings.
APPROVED	190205	28/08/2019	27 Williams Street, Inverloch	Subdivision of land into three lots.
OTHER	150101 –PC3	10/04/2019	27 Williams Street, Inverloch	Construction of three double storey dwellings in the General Residential 1 Zone – Plans to Comply – Colour Schedule
APPROVED	180458	05/04/2019	41 Bayview Av, Inverloch	Development of the land for two dwellings in the grz1 and ddo1.
APPROVED	180151	11/07/2018	4 Bruce Street, Inverloch	Subdivide the land in to two (2) lots.
APPROVED	170008	28/07/2017	4 Bruce Street, Inverloch	Use and development of the land with two (2) dwellings.
APPROVED	160159	06/01/2017	34 Williams St, Inverloch	Buildings and works to construct two dwellings, alter access to a road zone, subdivide the land into two lots and vary a restriction.
APPROVED	150101	27/05/2016	27 Williams Street, Inverloch	Construction of three double storey dwellings in the general residential 1 zone.
APPROVED	150359	19/05/2016	1/38 Williams St, Inverloch 38 Williams Street, Inverloch	Construct three dwellings.
APPROVED	110521b	25/08/2015	34 Williams St, Inverloch	5 lot subdivision, remove vegetation, remove an easement and create/alter access to a road in a road zone category 1 – amendment – condition 19.
APPROVED	150130	24/08/2015	36a Williams Street, Inverloch 34 Williams St, Inverloch	Re-align the common boundary between two lots.
APPROVED	110521a – 1	17/08/2015	34 Williams St, Inverloch	Amendment to vary a restriction to building envelope – plans.
APPROVED	140332	11/12/2014	36a Williams St, Inverloch	Remove 2 trees.
APPROVED	140154	26/09/2014	35 Garden Cr, Inverloch	Extend upper level to existing dwelling.
APPROVED	140163	12/08/2014	36 Darling Avenue, Inverloch	2 Lot Subdivision
APPROVED	110521a	20/03/2013	34 Williams St, Inverloch	5 lot subdivision remove vegetation remove an easement and create/alter access to a road in a road zone category 1.
APPROVED	110521	24/02/2012	34 Williams St, Inverloch	5 lot subdivision remove vegetation remove an easement and create/alter access to a road in a road zone category 1.
APPROVED	090638	04/02/2010	24a Bayview Av, Inverloch	Use part of the residence for a medical centre (dental clinic) and business identification sign and waiver of car parking requirements.
APPROVED	090352	30/12/2009	6 Bruce St, Inverloch	Remove two trees.
APPROVED	090586	26/11/2009	25 Williams St, Inverloch	Replace existing internally illuminated signage.
APPROVED	090273	30/09/2009	22 Bayview Av, Inverloch	Construct a dwelling.

For confirmation and detailed advice about this planning permits, please contact BASS COAST council on 1300226278.



Easements

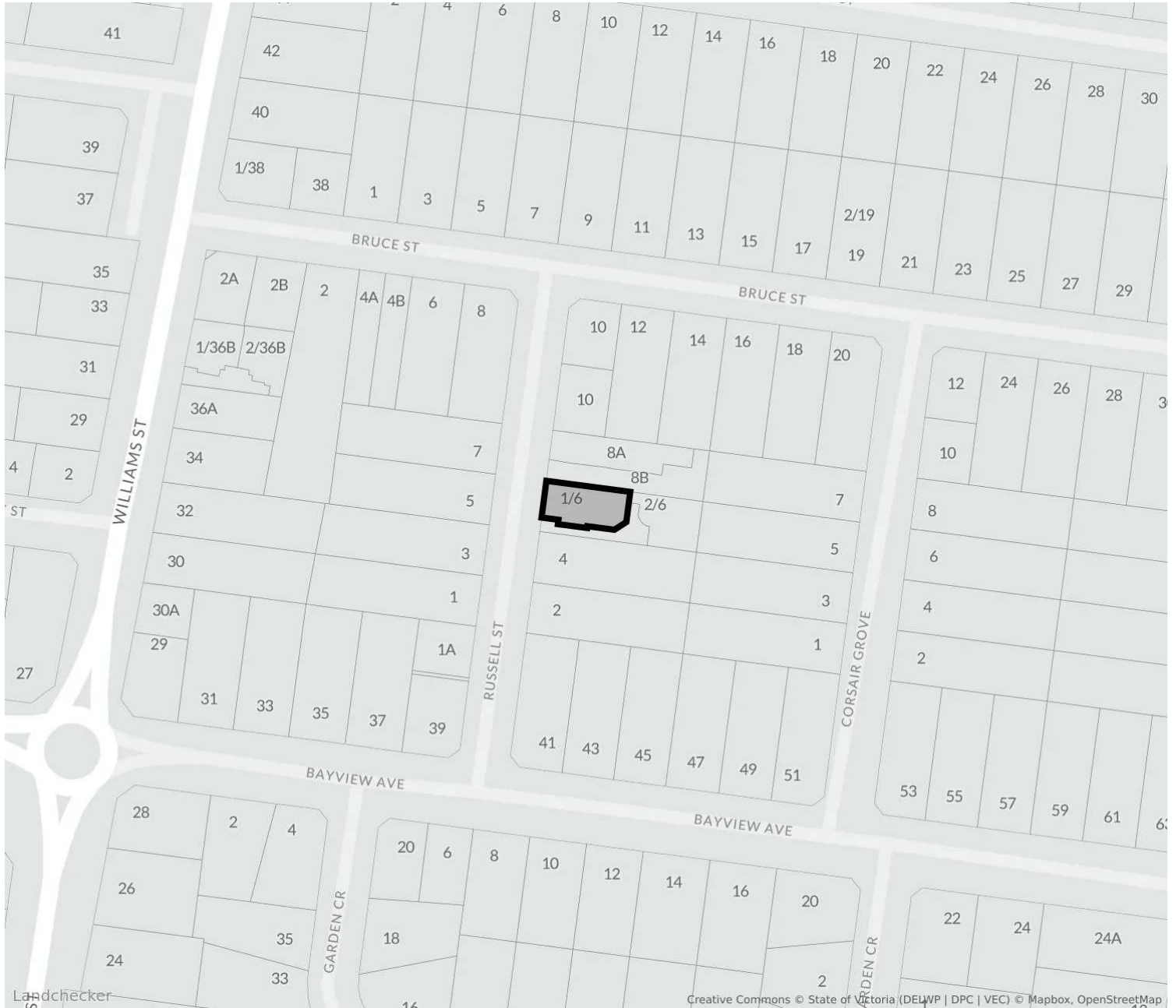
The easement(s) displayed is indicative only and may represent a subset of the total easements.
For confirmation and detailed advice about the easement(s) on this property, please contact the relevant source authority.



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 BASS COAST council on 1300226278.

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