

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 87 Toorak Avenue, Loch Sport VIC 3851

Indicative selling price

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

Single price \$389,000

Median sale price

Median price \$430,000

*House X

Suburb Loch Sport

Period - From 01/10/2021 to 30/09/2022

Source REIV

Comparable property sales

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 |
|--|-----------|--------------|
| 1. 44 Bernadette Avenue, Loch Sport VIC 3851 | \$380,000 | 22/02/2022 |
| 2. 148 Wallaby Street, Loch Sport VIC 3851 | \$385,000 | 23/05/2022 |
| 3. 10 Bluff Drive, Loch Sport VIC 3851 | \$385,000 | 23/02/2022 |

This Statement of Information was prepared on: 21/11/2022