

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

57 Toorak Avenue, Loch Sport VIC 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$250,000

or range between

\$\*

&

\$

### Median sale price

Median price

\$186,000

\*House

X

Suburb  
or locality

Loch Sport

Period - From

to

Source

REIV

### 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

1. 5 Toorak Avenue, Loch Sport VIC 3851	\$212,500	31/05/17
2. 167 National Park Road, Loch Sport VIC 3851	\$225,000	27/06/17
3. 9 The Boulevard, Loch Sport VIC 3851	\$142,000	30/06/17

### 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.