

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 13 Caldwell Street, Loch Sport 3851

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$105,000 and \$115,000

Median sale priceMedian price \$455,000 *House ☒ Suburb Loch Sport

Period - From 01/03/2022 to 01/03/2023 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. 88 National Park Road, Loch Sport 3851	\$110,000	22/02/2023
2.6 Wendy Street, Loch Sport 3851	\$120,000	19/07/2023
3.89 Sanctuary Road, Loch Sport 3851	\$150,000	19/12/2023

This Statement of Information was prepared on: 21st August 2023