

## 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 21 Seagull Drive, Loch Sport 3851

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

Single price \$210,000

**Median sale price**

Median price \$430,000

\*House ☒

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
1.27 Wattle Grove, Loch Sport 3851	\$205,000	19/04/2022
2.2 Basin Boulevard, Loch Sport 3851	\$265,000	10/09/2021
3.14 Basin Boulevard, Loch Sport 3851	\$240,000	22/07/2022

This Statement of Information was prepared on: 6<sup>th</sup> February 2023