

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 **Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquotingSingle price **Median sale price**Median price *House ☒Suburb Period - From to Source **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 |
|-------------------------------------|-----------|--------------|
| 1.7 Toorak Avenue, Loch Sport 3851 | \$750,000 | 29/07/2022 |
| 2.11 Holmes Street, Loch Sport 3851 | \$740,000 | 05/08/2022 |
| 3.30 Marina Drive, Loch Sport 3851 | \$650,000 | 09/11/2022 |

This Statement of Information was prepared on: