



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 42 Central Avenue, Loch Sport 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range \$350,000 To 385,000

Median sale price

Median price \$385,000 Property type House Suburb Loch Sport
Period - From 01/03/2022 to 01/03/2023 Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
22 Wallaby Street, Loch Sport 3851	\$360,000	19/05/2022
51 Davies Street, Loch Sport 3851	\$378,000	19/03/2022
31 National Park Road, Lock Sport 385	\$390,000	10/10/2022

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.

This Statement of Information was prepared on: 2nd March 2023

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