

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 15 – 17 Cove Street, Loch Sport VIC 3851

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting Single
price \$575,000**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. 25 – 27 Wilhelm Street, Loch Sport VIC 3851	\$560,000	20/04/2022
2. 8 – 10 Fisher Parade, Loch Sport VIC 3851	\$565,000	19/05/2022
3. 218 National Park Road, Loch Sport VIC 3851	\$536,000	22/06/2022

This Statement of Information was prepared on:

03/12/2022