

## 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 Bernadette Avenue, Loch Sport VIC 3851

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

Single price \$349,000

**Median sale price**

Median price \$230,000

\*House ☒

Suburb Loch Sport

Period - From 01/01/2020 to 31/12/2020

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. 13 – 15 Robin Street, Loch Sport VIC 3851	\$350,000	20/05/2021
2. 149 National Park Road, Loch Sport VIC 3851	\$350,000	09/07/2021
3. 114 Toorak Avenue, Loch Sport VIC 3851	\$360,000	18/05/2021

**OR**

**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: 12/07/2021