

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 56 Goodlett Avenue, Loch Sport VIC 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$182,500

Median sale price

Median price \$455,000

*House

Suburb Loch Sport

Period - From 01/03/2022 to 01/03/2023

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. 38 White Crescent, Loch Sport VIC 3851 | \$150,000 | 30/10/2023 |
| 2. 32 Wattle Grove, Loch Sport VIC 3851 | \$187,000 | 17/07/2023 |
| 3. 273 National Park Road, Loch Sport VIC 3851 | \$185,000 | 06/04/2023 |

This Statement of Information was prepared on: 20/12/2023