



## 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 354 National Park Road, Loch Sport 3851

### Indicative selling price

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

Range \$330,000 To \$340,000

### Median sale price

Median price \$360,000 Property type House Suburb Loch Sport

Period - From Nov 2024 to Jan 2025 Source Pricefinder

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

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
66 Banksia Street, Loch Sport 3851	\$320,000	17/12/2024
20 White Crescent, Loch Sport 3851	\$320,000	29/11/2024
59 Wattle Grove, Loch Sport 3851	\$340,000	25/11/2024

This Statement of Information was prepared on: 20<sup>th</sup> January 2025