

## 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

6 Wallaby Street, Loch Sport 3851

### Indicative selling price

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

Single price

\$95,000

### Median sale price

Median price

\$455,000

\*House

X

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. 9 Graham Street, Loch Sport 3851	\$95,000	15/05/2023
2. 6 Wendy Street, Loch Sport 3851	\$120,000	19/07/2023
3. 129 National Park Road, Loch Sport 3851	\$110,000	20/11/2023

This Statement of Information was prepared on: 05/01/2024