

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 55 Toorak Avenue, Loch Sport 3851

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$585,000

Median sale price

Median price \$328,000

*House ☒

Suburb Loch Sport

Period - From 01/04/2021 to 31/06/2021

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
1.10 Seagull Drive, Loch Sport 3851	\$512,000	17/02/2022
2.97 The Boulevard, Loch Sport 3851	\$595,000	26/11/2020
3.58 Victoria Parade, Loch Sport 3851	\$570,000	15/02/2022

This Statement of Information was prepared on: 4th May 2022