

## 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 **Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)Single price **Median sale price**Median price \*House ☒Suburb Period - From  to Source **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
1.2 Kookaburra Street, Loch Sport VIC 3851	\$275,000	15/11/2021
2. 137 Wallaby Street, Loch Sport VIC 3851	\$289,000	21/02/2022
3. 4 Sanctuary Road, Loch Sport VIC 3851	\$230,000	28/02/2022

**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: