

## 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. 7 Joan Court, Loch Sport VIC 3851	\$450,000	23/03/2023
2.29 Pelican Street, Loch Sport VIC 3851	\$450,000	20/07/2023
3.71 White Crescent, Loch Sport VIC 3851	\$500,000	30/08/2022

This Statement of Information was prepared on: