



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 172 National Park Drive, Loch Sport 3851

Indicative selling price

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

Range \$110,000 To \$120,000

Median sale price

Median price \$450,000 Property type House Suburb Loch Sport

Period - From Sep 2024 to Nov 2024 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
30 Geoffrey Avenue, Loch Sport 3851	\$120,000	05/11/2024
120 National Park Road, Loch Sport 3851	\$115,000	18/07/2024
86 Sanctuary Road, Loch Sport 3851	\$115,000	20/05/2024

This Statement of Information was prepared on: 21st November 2024