

## 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. 11 Carroll Street, Loch Sport VIC 3851	\$137,500	23/09/2024
2. 13 Carroll Street, Loch Sport VIC 3851	\$140,000	12/08/2024
3. 129 Wallaby Street, Loch Sport VIC 3851	\$135,000	27/11/2024

This Statement of Information was prepared on: