

## 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 112 Toorak Avenue, Loch Sport 3851

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$99,000

**Median sale price**

Median price \$385,000

\*House X

Suburb Loch Sport

Period - From 01/04/2024 to 30/06/2024

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. 25 Goodlett Avenue, Loch Sport 3851 | \$92,500  | 04/10/2024   |
| 2.4 Wallaby Street, Loch Sport 3851    | \$95,000  | 12/04/2024   |
| 3.30 Geoffrey Avenue, Loch Sport 3851  | \$110,000 | 31/01/2024   |

This Statement of Information was prepared on: 20/08/2025