

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
Including suburb and
postcode

14 MARINA DRIVE LOCH SPORT VIC 3851

Indicative selling price

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

Single Price

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,000

Property type

House

Suburb

Loch Sport

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

| | | |
|---|-----------|-----------|
| 15-17 TOORAK AVENUE LOCH SPORT VIC 3851 | \$575,000 | 16-Apr-25 |
| 89 WATTLE GROVE LOCH SPORT VIC 3851 | \$650,000 | 20-Mar-24 |
| 50 VICTORIA PARADE LOCH SPORT VIC 3851 | \$642,500 | 12-Mar-25 |

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: 29 April 2025



15-17 TOORAK AVENUE LOCH SPORT VIC 3851

4 2 2

Sold Price

RS

\$575,000

Sold Date

16-Apr-25

Distance

1.87km



89 WATTLE GROVE LOCH SPORT VIC 3851

4 2 2

Sold Price

\$650,000

Sold Date

20-Mar-24

Distance

1.43km



50 VICTORIA PARADE LOCH SPORT VIC 3851

3 2 3

Sold Price

\$642,500

Sold Date

12-Mar-25

Distance

1.52km



41 TOORAK AVENUE LOCH SPORT VIC 3851

3 1 -

Sold Price

\$515,000

Sold Date

05-Oct-24

Distance

2.06km

RS = Recent sale

UN = Undisclosed Sale

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