

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered fo	r sale
Address	20 Snipe Street, Loch Sport 3851

## Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$330,000

### Median sale price

Median price	\$348,000	*	House X	Suburb	Loch Sport	
Period - From	01/07/2024	to	30/06/2025	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. 60 Wilhelm Street, Loch Sport 3851	\$329,000	24/10/2025
2.46 Banksia Street, Loch Sport 3851	\$330,000	14/03/2025
3.7 Emu Court, Loch Sport 3851	\$291,500	24/06/2025

This Statement of Information was prepared on:	01/11/2025