

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	22 Campbell Street, Loch Sport 3851			
Indicative selling price				
	rice see consumer.vic.gov.au/underquoting			
Single price	\$290,000			
Median sale price				
Median price	\$350,000 *House X Suburb Loch Sport			
Period - From	01/10/2024 to 30/09/2025 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. 46 Leon Street, Loch Sport 3851	\$270,000	10/11/2025
2.118 Toorak Avenue, Loch Sport 3851	\$275,000	21/03/2025
3.17 Wilhelm Street, Loch Sporty 3851	\$280,000	27/06/2025

This Statement of Information was prepared on:	09/11/2025