

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

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. 45 Toorak Avenue, Loch Sport 3851	\$425,000	02/06/2025
2.58 Lake Street, Loch Sport 3851	\$420,000	14/07/2025
3.52 The Boulevard, Loch Sport 3851	\$495,000	26/02/2025

This Statement of Information was prepared on: