

Statement of Information

3.46 Leon Street, Loch Sport 3851

Single residential property located outside the Melbourne metropolitan area

| | | | Section 47A | F of the Esta | te Agents Act 1980 |
|---------------------------------------|----------------------------------|--|-------------|---------------|----------------------------------|
| Property offered fo | r sale | | | | |
| Address | 4 Anthony Court, Loch Sport 3851 | | | | |
| Indicative selling p | rice | | | | |
| For the meaning of this p | rice see consun | ner.vic.gov.au/underq | uoting | | |
| Single price | \$269,000 | | | | |
| Median sale price | | | | | |
| Median price | \$350,000 | *House X | Suburb | ch Sport | |
| Period - From | 01/10/2024 | to 30/09/2025 | Source | REIV | |
| Comparable prope | rty sales | | | | |
| | • • | sold within five kilome ntative considers to be | • • | • | ast 18 months that the for sale. |
| Address of comparabl | e property | | | Price | Date of sale |
| 1. 47 Central Avenue, Loch Sport 3851 | | | | \$279,000 | 25/07/2025 |
| 2.34 Goodlett Avenue, Loch Sport 3851 | | | | \$275,000 | 28/05/2025 |

| This Statement of Information was prepared on: | 27/11/2025 |
|--|------------|

\$270,000

17/11/2025