

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 45 Toorak Avenue, Loch Sport 3851

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$385,000

*House X

Suburb Loch Sport

Period - From 01/04/2024 to 30/06/2024

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. 44 Victoria Parade, Loch Sport 3851	\$450,000	09/12/2024
2.52 The Boulevard, Loch Sport 3851	\$495,000	13/12/2024
3.20 Wattle Grove, Loch Sport 3851	\$370,000	13/12/2024

This Statement of Information was prepared on: 19/12/2024