

## 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	7 Sanctuary Road, Loch Sport 3851			
Indicative selling p	rice			
For the meaning of this p	rice see consumer.vic.gov.au/underquoting			
Single price	\$275,000			
Median sale price				
Median price	\$350,000 *House X Suburb Loch Sport			
Period - From	01/10/2024 to 30/09/2025 Source REIV			
Comparable prope	rty sales			
A* These are the the	nree 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:	10/11/2025
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