

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 70 Goodlett Avenue, Loch Sport 3851

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$85,000 and \$90,000

Median sale priceMedian price \$400,000 *House ☒ Suburb Loch Sport

Period - From 01/07/2022 to 30/06/2023 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. 129 Toorak Avenue, Loch Sport	\$80,000	18/02/2025
2.34 Bernadette Avenue, Loch Sport 3851	\$83,000	27/03/2025
3.7 Simon Court, Loch Sport 3851	\$90,000	28/03/2025

This Statement of Information was prepared on: 10/05/2025