

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	84 Goodlett Avenue, Loch Sport 3851			

Indicative selling price

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

Single price \$365,000

Median sale price

Median price	\$350,000	*	House X	Suburb	Loch Sport
Period - From	01/10/2024	to	30/09/2025	Sourc	e 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. 6 Banksia Street, Loch Sport 3851	\$355,000	03/03/2025
2.25 Bernadette Avenue, Loch Sport 3851	\$349,000	29/08/2025
3.38 Kangaroo Street, Loch Sport 3851	\$372,000	31/03/2025

This Statement of Information was prepared on:	03/11/2025