

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 97 Wattle Grove, Loch Sport 3851

Indicative selling price

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

Single price \$480,000

Median sale price

Median price \$350,000

*House X

Suburb Loch Sport

Period - From 01/10/2024

to 30/09/2025

Source REIV

Comparable property sales

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14/11/2025