

## 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 46 Toorak Avenue, Loch Sport 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$195,000

### Median sale price

Median price \$455,000

\*House X

Suburb Loch Sport

Period - From 01/03/2022 to 01/03/2023

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. 32 Wattle Grove, Loch Sport 3851	\$187,000	17/07/2023
2.21 Seagull Drive, Loch Sport 3851	\$190,000	01/09/2023
3.273 National Park, Loch Sport 3851	\$185,000	06/04/2023

This Statement of Information was prepared on: 24<sup>th</sup> November 2023