

## 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 38 Goodlett 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 \$480,000

### Median sale price

Median price \$430,000

\*House X

Suburb Loch Sport

Period - From 01/10/2021 to 30/09/2022

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: 10<sup>th</sup> February 2023