

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	4 Toorak Avenue, Loch Sport 3851					
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
	Single price	\$520,000					
Median sale price							
	Median price	\$385,000	*House X		Suburb	och Sport	
	Period - From	01/04/2024	to 30/06/2024		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: 27 th November 2024						