

## 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

### Indicative selling price

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

Single price

### Median sale price

Median price  \*House  Suburb   
Period - From  to  Source

### 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
1.21 Bernadette Avenue, Loch Sport 3851	\$436,000	21/10/2025
2.143 Toorak Avenue, Loch Sport 3851	\$460,000	24/09/2025
3. 259 National Park Road, Loch Sport 3851	\$430,000	04/06/2025

This Statement of Information was prepared on: