

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3 Central Avenue, Loch Sport Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$80,000

or range between

\$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$

*House

*Unit

Suburb
or locality

Loch Sport

Period - From

to

Source

Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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. 19 Seagull Drive, Loch Sport VIC 3851	\$88,000	16/09/16
2. 10 Toorak Avenue, Loch Sport VIC 3851	\$97,500	31/08/17
3. 40 Wallaby Street, Loch Sport VIC 3851	\$79,000	07/08/17

OR

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.