



## 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) (\*Delete single price or range as applicable)

Range  To

### Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

### 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
13 Kangaroo Street, Loch Sport 3851	\$140,000	20/12/2023
17 Bream Road, Loch Sport 3851	\$130,000	08/12/2023
9 Banksia Street, Loch Sport 3851	\$125,000	28/02/2024

This Statement of Information was prepared on: