

## 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 40 – 42 Wattle Grove, 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 \$485,000

### Median sale price

Median price \$455,000 \*House  Suburb Loch Sport  
Period - From 01/03/2022 to 01/03/2023 Source REIV

### 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. 58 – 60 Davies Street, Loch Sport 3851	\$465,000	28/08/2023
2.7 Joan Court, Loch Sport 3851	\$450,000	23/03/2023
3.2 Campbell Street, Loch Sport 3851	\$465,000	28/08/2023

This Statement of Information was prepared on: 15<sup>th</sup> November 2023