

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 and postcode

Indicative selling price

For the meaning of this price see 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. 94 The Boulevard, Loch Sport VIC 3851	\$385,000	01/04/2019
2. 4 The Boulevard, Loch Sport VIC 3851	\$405,000	30/10/2018
3. 4 Toorak Avenue, Loch Sport VIC 3851	\$365,000	22/03/2019