

# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

# Property offered for sale

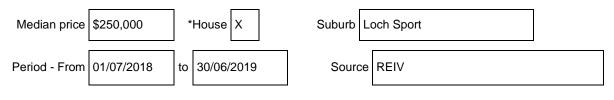
Address Including suburb and 25 Bernadette Avenue, Loch Sport 3851 postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$270,000

## Median sale price



#### **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 |
|--|-----------|--------------|
| 1.20 Banksia Street, Loch Sport 3851                     | \$270,000 | 18/12/2019   |
| 2.31 Central Avenue, Loch Sport 3851                     | \$270,000 | 04/10/19     |
| 3.125 Toorak Avenue, Loch Sport 3851                     | \$265,000 | 22/08/2018   |
| This Statement of Information was prepared on: 8/10/2019 |           |              |

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