

# 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

### 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)

Single price  or range between \$\*  & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb or locality   
 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
1. 131 National Park Road, Loch Sport VIC 3851	\$190,000	25/01/17
2. 73 Toorak Avenue, Loch Sport VIC 3851	\$225,000	16/01/17
3. 18 Holmes Street, Loch Sport VIC 3851	\$212,000	22/12/16

**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.