

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 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)

Range between  &

**Median sale price**

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 eighteen 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	25-27 National Park Rd LOCH SPORT 3851	\$245,000	27/03/2018
2	332 National Park Rd LOCH SPORT 3851	\$220,000	11/05/2018
3	34 Geoffrey Av LOCH SPORT 3851	\$220,000	11/05/2018

**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 eighteen months.



4   2   5

**Rooms:**  
**Property Type:** House  
**Land Size:** 521 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$245,000 - \$269,500  
**Median House Price**  
Year ending March 2018: \$187,000

## Comparable Properties



25-27 National Park Rd LOCH SPORT 3851 (REI)   **Agent Comments**

4   2   6

**Price:** \$245,000  
**Method:** Private Sale  
**Date:** 27/03/2018  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 1853 sqm approx



332 National Park Rd LOCH SPORT 3851 (REI)   **Agent Comments**

5   1   2

**Price:** \$220,000  
**Method:** Private Sale  
**Date:** 11/05/2018  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 598 sqm approx



34 Geoffrey Av LOCH SPORT 3851 (REI)   **Agent Comments**

4   2   6

**Price:** \$220,000  
**Method:** Private Sale  
**Date:** 11/05/2018  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 1050 sqm approx