

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode	62-64 Toorak Avenue, Loch Sport Vic 3851
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$290,000	&	\$319,000
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**Median sale price**

Median price	\$194,500	House	X	Unit		Suburb	Loch Sport
Period - From	01/07/2017	to	30/06/2018	Source	REIV		

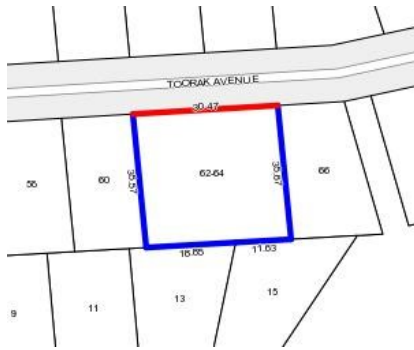
**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	50 Fisher Pde LOCH SPORT 3851	\$300,000	08/03/2018
2	25 The Boulevard LOCH SPORT 3851	\$280,000	17/04/2018
3	330 National Park Rd LOCH SPORT 3851	\$265,000	15/05/2018

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 4  2  4

**Rooms:** 7

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1085 sqm approx

Agent Comments

**Indicative Selling Price**

\$290,000 - \$319,000

**Median House Price**

Year ending June 2018: \$194,500

## Comparable Properties

**50 Fisher Pde LOCH SPORT 3851 (VG)**

Agent Comments

 3  -  -

**Price:** \$300,000

**Method:** Sale

**Date:** 08/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1169 sqm approx



**25 The Boulevard LOCH SPORT 3851 (REI)**

Agent Comments

 4  2  5

**Price:** \$280,000

**Method:** Private Sale

**Date:** 17/04/2018

**Rooms:** 8

**Property Type:** House

**Land Size:** 661 sqm approx



**330 National Park Rd LOCH SPORT 3851 (VG)**

Agent Comments

 4  -  -

**Price:** \$265,000

**Method:** Sale

**Date:** 15/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1240 sqm approx