

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	29 Bluff Dr LOCH SPORT 3851	\$80,000	11/07/2017
2	337 National Park Rd LOCH SPORT 3851	\$75,000	10/11/2017
3	2 Fisher Pde LOCH SPORT 3851	\$72,500	12/01/2018

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.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 875 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$75,000 - \$82,500  
**No median price available**

## Comparable Properties



**29 Bluff Dr LOCH SPORT 3851 (VG)**

**Agent Comments**



**Price:** \$80,000  
**Method:** Sale  
**Date:** 11/07/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 431 sqm approx



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



**Price:** \$75,000  
**Method:** Private Sale  
**Date:** 10/11/2017  
**Rooms:** -  
**Property Type:** Land



**2 Fisher Pde LOCH SPORT 3851 (REI/VG)**

**Agent Comments**



**Price:** \$72,500  
**Method:** Private Sale  
**Date:** 12/01/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 659 sqm approx