

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

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	35 Echidna St LOCH SPORT 3851	\$148,000	27/02/2017
2	25 Central Av LOCH SPORT 3851	\$143,500	23/03/2017
3	54 Toorak Av LOCH SPORT 3851	\$140,000	14/04/2017

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.



2 1 4

Rooms: 5
Property Type: Land
Land Size: 7517 sqm approx
Agent Comments

Indicative Selling Price
\$140,000 - \$154,000
Median House Price
Year ending June 2018: \$194,500

Comparable Properties



35 Echidna St LOCH SPORT 3851 (VG)

Agent Comments

2 - -

Price: \$148,000
Method: Sale
Date: 27/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 524 sqm approx



25 Central Av LOCH SPORT 3851 (REI/VG)

Agent Comments

2 1 4

Price: \$143,500
Method: Private Sale
Date: 23/03/2017
Rooms: 6
Property Type: House
Land Size: 583 sqm approx



54 Toorak Av LOCH SPORT 3851 (REI/VG)

Agent Comments

2 - 5

Price: \$140,000
Method: Private Sale
Date: 14/04/2017
Rooms: 5
Property Type: House
Land Size: 532 sqm approx