

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	28 Banksia Street, 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	\$350,000	&	\$385,000
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**Median sale price**

Median price	\$220,000	House	X	Unit		Suburb or locality	Loch Sport
Period - From	01/10/2017	to	30/09/2018	Source	REIV		

**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 The Boulevard LOCH SPORT 3851	\$385,000	06/04/2018
2	75 White Cr LOCH SPORT 3851	\$370,000	24/08/2018
3	9 Pelican St LOCH SPORT 3851	\$368,000	01/01/2018

**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.



**Rooms:**  
**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median House Price**  
Year ending September 2018: \$220,000

## Comparable Properties



**25 The Boulevard LOCH SPORT 3851 (VG)** Agent Comments



**Price:** \$385,000  
**Method:** Sale  
**Date:** 06/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx



**75 White Cr LOCH SPORT 3851 (VG)** Agent Comments



**Price:** \$370,000  
**Method:** Sale  
**Date:** 24/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 681 sqm approx



**9 Pelican St LOCH SPORT 3851 (REI)** Agent Comments



**Price:** \$368,000  
**Method:** Private Sale  
**Date:** 01/01/2018  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 820 sqm approx