

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 78 Victoria Street, Loch Sport Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$290,000 & \$319,000

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 | 19-21 Geoffrey Av LOCH SPORT 3851 | \$328,000 | 15/01/2018 |
| 2 | 67 Fisher Pde LOCH SPORT 3851 | \$325,000 | 01/05/2018 |
| 3 | 92 Lake St LOCH SPORT 3851 | \$315,000 | 02/01/2018 |

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: House (Previously Occupied - Detached)

Land Size: 583 sqm approx

Agent Comments

Indicative Selling Price

\$290,000 - \$319,000

Median House Price

Year ending September 2018: \$220,000

Comparable Properties



19-21 Geoffrey Av LOCH SPORT 3851 (REI)

Agent Comments



Price: \$328,000

Method: Private Sale

Date: 15/01/2018

Rooms: 9

Property Type: House

Land Size: 1065 sqm approx



67 Fisher Pde LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 01/05/2018

Rooms: 9

Property Type: House

Land Size: 665 sqm approx



92 Lake St LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 02/01/2018

Rooms: 9

Property Type: House

Land Size: 647 sqm approx