

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	4 The Boulevard LOCH SPORT 3851	\$405,000	10/10/2018
2	52 Victoria Pde LOCH SPORT 3851	\$389,000	04/12/2017
3	25 The Boulevard LOCH SPORT 3851	\$385,000	06/04/2018

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: 569 sqm approx
 Agent Comments

Indicative Selling Price
 \$380,000 - \$418,000
Median House Price
 Year ending September 2018: \$220,000

Comparable Properties

4 The Boulevard LOCH SPORT 3851 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 10/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 866 sqm approx



52 Victoria Pde LOCH SPORT 3851 (VG)

Agent Comments



Price: \$389,000
Method: Sale
Date: 04/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 667 sqm approx



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