

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	92 Lake Street, Loch Sport Vic 3851
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Indicative selling price

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

Range between	\$450,000	&	\$495,000
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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	5 The Boulevard LOCH SPORT 3851	\$600,000	05/04/2018
2	89 Wattle Gr LOCH SPORT 3851	\$435,000	23/09/2018
3	3 Lake St LOCH SPORT 3851	\$420,000	21/06/2018

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.



4 2 8

Rooms:
Property Type: House
Land Size: 647 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending September 2018: \$220,000

Comparable Properties

5 The Boulevard LOCH SPORT 3851 (VG)

Agent Comments

4 - -

Price: \$600,000
Method: Sale
Date: 05/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 663 sqm approx



89 Wattle Gr LOCH SPORT 3851 (VG)

Agent Comments

4 - -

Price: \$435,000
Method: Sale
Date: 23/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 569 sqm approx



3 Lake St LOCH SPORT 3851 (REI)

Agent Comments

3 2 4

Price: \$420,000
Method: Private Sale
Date: 21/06/2018
Rooms: 5
Property Type: House
Land Size: 784 sqm approx