

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

396 National Park Road, Loch Sport Vic 3851

Indicative selling price

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

Range between

\$120,000

&

\$132,000

Median sale price

Median price

\$186,000

House

X

Unit

Suburb or locality

Loch Sport

Period - From

01/10/2016

to

30/09/2017

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	21 Bellbird St LOCH SPORT 3851	\$130,000	21/08/2017
2	40 Banksia St LOCH SPORT 3851	\$130,000	01/10/2016
3	17 Government Rd LOCH SPORT 3851	\$125,000	06/02/2017

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$120,000 - \$132,000
Median House Price
Year ending September 2017: \$186,000

Comparable Properties



21 Bellbird St LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$130,000
Method: Private Sale
Date: 21/08/2017
Rooms: 5
Property Type: House
Land Size: 587 sqm approx



40 Banksia St LOCH SPORT 3851 (REI)

Agent Comments



Price: \$130,000
Method: Private Sale
Date: 01/10/2016
Rooms: 6
Property Type: House
Land Size: 583 sqm approx



17 Government Rd LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$125,000
Method: Private Sale
Date: 06/02/2017
Rooms: 5
Property Type: House
Land Size: 640 sqm approx