

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	8 Wattle Grove, Loch Sport Vic 3851
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Indicative selling price

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

Single price	\$239,000
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Median sale price

Median price	\$250,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb or locality	Loch Sport
Period - From	01/04/2018	to	31/03/2019	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	13 Bellbird St LOCH SPORT 3851	\$253,000	31/05/2018
2	10 Simon Ct LOCH SPORT 3851	\$250,000	16/11/2018
3	27 Seagull Dr LOCH SPORT 3851	\$245,000	23/11/2017

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.



2 - -

Rooms:
Property Type: House (Res)
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$239,000
Median House Price
Year ending March 2019: \$250,000

Comparable Properties



13 Bellbird St LOCH SPORT 3851 (REI/VG)

Agent Comments

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Price: \$253,000
Method: Private Sale
Date: 31/05/2018
Rooms: 6
Property Type: House
Land Size: 557 sqm approx



10 Simon Ct LOCH SPORT 3851 (REI/VG)

Agent Comments

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Price: \$250,000
Method: Private Sale
Date: 16/11/2018
Rooms: 6
Property Type: House
Land Size: 84102 sqm approx



27 Seagull Dr LOCH SPORT 3851 (REI/VG)

Agent Comments

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Price: \$245,000
Method: Private Sale
Date: 23/11/2017
Rooms: 7
Property Type: House
Land Size: 537 sqm approx