

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	86 Sanctuary Road, Loch Sport Vic 3851
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$65,000
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**Median sale price**

Median price	\$250,000	House	X	Unit		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	249 National Park Rd LOCH SPORT 3851	\$65,000	07/03/2018
2	10 Anthony Ct LOCH SPORT 3851	\$65,000	08/01/2018
3	14 Anthony Ct LOCH SPORT 3851	\$65,000	08/01/2018

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:**  
**Agent Comments**

**Indicative Selling Price**  
\$65,000  
**Median House Price**  
Year ending March 2019: \$250,000

## Comparable Properties

**249 National Park Rd LOCH SPORT 3851 (VG)** Agent Comments



**Price:** \$65,000  
**Method:** Sale  
**Date:** 07/03/2018  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 10000 sqm approx



**10 Anthony Ct LOCH SPORT 3851 (REI)** Agent Comments



**Price:** \$65,000  
**Method:** Private Sale  
**Date:** 08/01/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 871 sqm approx



**14 Anthony Ct LOCH SPORT 3851 (REI)** Agent Comments



**Price:** \$65,000  
**Method:** Private Sale  
**Date:** 08/01/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 871 sqm approx