

# 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

109 Campbell Street, Loch Sport Vic 3851

### Indicative selling price

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

Single price \$98,000

### Median sale price

Median price \$60,000

Vacant land X

Suburb Loch Sport

Period - From 17/09/2018

to 16/09/2019

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	107 Campbell St LOCH SPORT 3851	\$81,000	25/07/2018
2	12 Victoria St LOCH SPORT 3851	\$80,000	10/04/2018
3			

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.

This Statement of Information was prepared on:

17/09/2019 14:47



Property Type: Land  
Agent Comments

Indicative Selling Price  
\$98,000

Median Land Price  
17/09/2018 - 16/09/2019: \$60,000

## Comparable Properties



107 Campbell St LOCH SPORT 3851 (VG)

Agent Comments



Price: \$81,000  
Method: Sale  
Date: 25/07/2018  
Property Type: Land  
Land Size: 643 sqm approx

12 Victoria St LOCH SPORT 3851 (VG)

Agent Comments



Price: \$80,000  
Method: Sale  
Date: 10/04/2018  
Property Type: Land  
Land Size: 1315 sqm approx

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.