

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 34 Davies Street, Loch Sport Vic 3851
Including suburb or locality and postcode

Indicative selling price

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

Single price \$219,000

Median sale price

Median price \$257,500

Property Type House

Suburb Loch Sport

Period - From 01/10/2018

to 30/09/2019

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 18 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	381 National Park Rd LOCH SPORT 3851	\$220,000	30/05/2018
2	36 National Park Rd LOCH SPORT 3851	\$215,000	19/10/2018
3	37 Camerons Rd LOCH SPORT 3851	\$210,000	09/10/2019

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 18 months.~~

This Statement of Information was prepared on:

28/10/2019 16:51



Property Type: House (Previously Occupied - Detached)

Land Size: 583 sqm approx

Agent Comments

Indicative Selling Price

\$219,000

Median House Price

Year ending September 2019: \$257,500

Comparable Properties



381 National Park Rd LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$220,000

Method: Private Sale

Date: 30/05/2018

Rooms: 7

Property Type: House

Land Size: 665 sqm approx



36 National Park Rd LOCH SPORT 3851 (REI)

Agent Comments



Price: \$215,000

Method: Private Sale

Date: 19/10/2018

Rooms: 7

Property Type: House

Land Size: 583 sqm approx



37 Camerons Rd LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$210,000

Method: Private Sale

Date: 09/10/2019

Rooms: 6

Property Type: House

Land Size: 624 sqm approx