

# 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 22 Wilhelm 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](http://consumer.vic.gov.au/underquoting)

Single price \$289,000

### Median sale price

Median price \$238,000

Property Type House

Suburb Loch Sport

Period - From 21/11/2018

to 20/11/2019

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	44 White Cr LOCH SPORT 3851	\$282,500	19/10/2018
2	143 Toorak Av LOCH SPORT 3851	\$275,000	23/11/2018
3	5 Sanctuary Rd LOCH SPORT 3851	\$260,000	23/10/2019

**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:

21/11/2019 10:32



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 578 sqm approx

Agent Comments

**Indicative Selling Price**  
\$289,000

**Median House Price**  
21/11/2018 - 20/11/2019: \$238,000

## Comparable Properties



**44 White Cr LOCH SPORT 3851 (REI/VG)**

Agent Comments



**Price:** \$282,500

**Method:** Private Sale

**Date:** 19/10/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 958 sqm approx



**143 Toorak Av LOCH SPORT 3851 (REI/VG)**

Agent Comments



**Price:** \$275,000

**Method:** Private Sale

**Date:** 23/11/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 1002 sqm approx



**5 Sanctuary Rd LOCH SPORT 3851 (REI)**

Agent Comments



**Price:** \$260,000

**Method:** Private Sale

**Date:** 23/10/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 622 sqm approx