

# 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

5 Karen Court, 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 \$68,000

### Median sale price

Median price \$57,500

Property Type Vacant land

Suburb Loch Sport

Period - From 20/02/2019

to 19/02/2020

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	24 Geoffrey Av LOCH SPORT 3851	\$60,000	09/04/2019
2	60 Wilhelm St LOCH SPORT 3851	\$60,000	08/01/2019
3	72 Sanctuary Rd LOCH SPORT 3851	\$60,000	08/08/2019

**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:

20/02/2020 10:52



**Property Type:** Land  
**Land Size:** 822 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$68,000

**Median Land Price**  
20/02/2019 - 19/02/2020: \$57,500

## Comparable Properties



**24 Geoffrey Av LOCH SPORT 3851 (REI/VG)**

**Agent Comments**



**Price:** \$60,000  
**Method:** Private Sale  
**Date:** 09/04/2019  
**Property Type:** Land  
**Land Size:** 548 sqm approx



**60 Wilhelm St LOCH SPORT 3851 (VG)**

**Agent Comments**



**Price:** \$60,000  
**Method:** Sale  
**Date:** 08/01/2019  
**Property Type:** Land  
**Land Size:** 431 sqm approx



**72 Sanctuary Rd LOCH SPORT 3851 (REI/VG)**

**Agent Comments**



**Price:** \$60,000  
**Method:** Private Sale  
**Date:** 08/08/2019  
**Property Type:** Land  
**Land Size:** 671 sqm approx