

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

117 Toorak Avenue, Loch Sport Vic 3851

Indicative selling price

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

Single price \$50,000

Median sale price

Median price \$55,000

Property Type Vacant land

Suburb Loch Sport

Period - From 14/03/2019

to 13/03/2020

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	27 Centre Rd LOCH SPORT 3851	\$48,000	30/07/2019
2	23 Sanctuary Rd LOCH SPORT 3851	\$45,000	28/05/2019
3	15 Elizabeth Ct LOCH SPORT 3851	\$45,000	15/10/2018

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 18 months.~~

This Statement of Information was prepared on:

14/03/2020 10:08



Property Type: Land
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$50,000

Median Land Price
14/03/2019 - 13/03/2020: \$55,000

Comparable Properties



27 Centre Rd LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$48,000
Method: Private Sale
Date: 30/07/2019
Property Type: Land
Land Size: 600 sqm approx



23 Sanctuary Rd LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$45,000
Method: Private Sale
Date: 28/05/2019
Property Type: Land
Land Size: 611 sqm approx



15 Elizabeth Ct LOCH SPORT 3851 (VG)

Agent Comments



Price: \$45,000
Method: Sale
Date: 15/10/2018
Property Type: Land
Land Size: 783 sqm approx