

# 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

14 Robin 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 \$200,000

### Median sale price

Median price \$252,500

Property Type House

Suburb Loch Sport

Period - From 01/07/2019

to 30/06/2020

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	7 Le Grand Ct LOCH SPORT 3851	\$198,000	26/06/2019
2	92 Wallaby St LOCH SPORT 3851	\$197,000	14/02/2019
3	143 National Park Rd LOCH SPORT 3851	\$195,000	10/02/2020

**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:

25/07/2020 12:45



2 -

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

**Land Size:** 633 sqm approx

Agent Comments

**Indicative Selling Price**

\$200,000

**Median House Price**

Year ending June 2020: \$252,500

## Comparable Properties

7 Le Grand Ct LOCH SPORT 3851 (VG)

Agent Comments

3 - -

**Price:** \$198,000

**Method:** Sale

**Date:** 26/06/2019

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



92 Wallaby St LOCH SPORT 3851 (VG)

Agent Comments

3 - -

**Price:** \$197,000

**Method:** Sale

**Date:** 14/02/2019

**Property Type:** House (Res)

**Land Size:** 532 sqm approx



143 National Park Rd LOCH SPORT 3851 (VG)

Agent Comments

3 - -

**Price:** \$195,000

**Method:** Sale

**Date:** 10/02/2020

**Property Type:** House (Res)

**Land Size:** 848 sqm approx