

# 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 49 Goodlett Avenue, 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 \$55,000

### Median sale price

Median price \$52,500

Property Type Vacant land

Suburb Loch Sport

Period - From 24/10/2019

to 23/10/2020

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	1 Christopher Ct LOCH SPORT 3851	\$49,000	23/07/2020
2	21 Goodlett Av LOCH SPORT 3851	\$46,000	30/05/2019
3	15 Christopher Ct LOCH SPORT 3851	\$45,000	24/06/2019

**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:

24/10/2020 10:58



**Property Type:** Land  
**Land Size:** 635 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$55,000

**Median Land Price**  
24/10/2019 - 23/10/2020: \$52,500

## Comparable Properties



**1 Christopher Ct LOCH SPORT 3851 (RE/VG)** **Agent Comments**



**Price:** \$49,000  
**Method:** Private Sale  
**Date:** 23/07/2020  
**Property Type:** Land  
**Land Size:** 633 sqm approx



**21 Goodlett Av LOCH SPORT 3851 (VG)** **Agent Comments**



**Price:** \$46,000  
**Method:** Sale  
**Date:** 30/05/2019  
**Property Type:** Land  
**Land Size:** 534 sqm approx



**15 Christopher Ct LOCH SPORT 3851 (VG)** **Agent Comments**



**Price:** \$45,000  
**Method:** Sale  
**Date:** 24/06/2019  
**Property Type:** Land  
**Land Size:** 630 sqm approx