

# 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

33 Christopher 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 \$75,000

### Median sale price

Median price \$55,000

Property Type Vacant land

Suburb Loch Sport

Period - From 14/02/2020

to 13/02/2021

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.

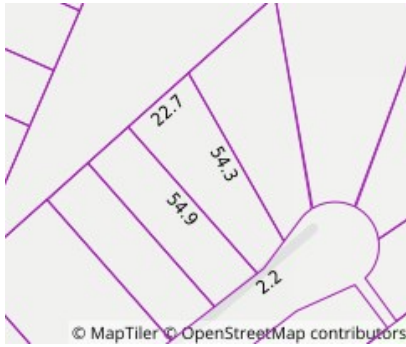
	Address of comparable property	Price	Date of sale
1	16 Victoria St LOCH SPORT 3851	\$73,000	02/12/2019
2	8 Sandra Ct LOCH SPORT 3851	\$72,500	16/01/2021
3	6 Cove St LOCH SPORT 3851	\$72,000	22/08/2019

**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:

14/02/2021 15:30



**Property Type:** Land  
Agent Comments

**Indicative Selling Price**  
\$75,000

**Median Land Price**  
14/02/2020 - 13/02/2021: \$55,000

## Comparable Properties



**16 Victoria St LOCH SPORT 3851 (REI/VG)**

Agent Comments



**Price:** \$73,000  
**Method:** Private Sale  
**Date:** 02/12/2019  
**Property Type:** Land  
**Land Size:** 689 sqm approx



**8 Sandra Ct LOCH SPORT 3851 (VG)**

Agent Comments



**Price:** \$72,500  
**Method:** Sale  
**Date:** 16/01/2021  
**Property Type:** Land  
**Land Size:** 632 sqm approx



**6 Cove St LOCH SPORT 3851 (REI/VG)**

Agent Comments



**Price:** \$72,000  
**Method:** Private Sale  
**Date:** 22/08/2019  
**Property Type:** Land  
**Land Size:** 582 sqm approx