

# 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

38 Kangaroo 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 \$295,000

### Median sale price

Median price \$259,000

Property Type House

Suburb Loch Sport

Period - From 01/02/2020

to 31/01/2021

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 Basin Blvd LOCH SPORT 3851	\$280,000	28/01/2021
2	55 Fisher Pde LOCH SPORT 3851	\$269,000	28/08/2020
3	12 Fisher Pde LOCH SPORT 3851	\$265,000	26/11/2019

**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:

01/02/2021 16:35



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**Property Type:** House (New - Detached)

**Land Size:** 562 sqm approx

Agent Comments

**Indicative Selling Price**

\$295,000

**Median House Price**

01/02/2020 - 31/01/2021: \$259,000

## Comparable Properties



**16 Basin Blvd LOCH SPORT 3851 (REI)**

Agent Comments

2   1   4

**Price:** \$280,000

**Method:** Private Sale

**Date:** 28/01/2021

**Property Type:** House

**Land Size:** 635 sqm approx



**55 Fisher Pde LOCH SPORT 3851 (VG)**

Agent Comments

3   -   -

**Price:** \$269,000

**Method:** Sale

**Date:** 28/08/2020

**Property Type:** House (Res)

**Land Size:** 672 sqm approx



**12 Fisher Pde LOCH SPORT 3851 (VG)**

Agent Comments

3   -   -

**Price:** \$265,000

**Method:** Sale

**Date:** 26/11/2019

**Property Type:** House (Res)

**Land Size:** 644 sqm approx