

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

319 National Park Road, Loch Sport Vic 3851

Indicative selling price

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

Range between \$50,000 & \$55,000

Median sale price

Median price \$62,000 Property Type Vacant land Suburb Loch Sport

Period - From 02/01/2019 to 01/01/2020 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	86 Sanctuary Rd LOCH SPORT 3851	\$55,000	12/08/2019
2	40 Government Rd LOCH SPORT 3851	\$50,000	12/08/2018
3	50 Wilhelm St LOCH SPORT 3851	\$50,000	04/07/2018

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:

02/01/2020 13:35



Property Type:
Agent Comments

Indicative Selling Price

\$50,000 - \$55,000

Median Land Price

02/01/2019 - 01/01/2020: \$62,000

Comparable Properties



86 Sanctuary Rd LOCH SPORT 3851 (REI/VG) Agent Comments



Price: \$55,000
Method: Private Sale
Date: 12/08/2019
Property Type: Land
Land Size: 654 sqm approx



40 Government Rd LOCH SPORT 3851 (VG) Agent Comments



Price: \$50,000
Method: Sale
Date: 12/08/2018
Property Type: Land
Land Size: 607 sqm approx

50 Wilhelm St LOCH SPORT 3851 (VG) Agent Comments



Price: \$50,000
Method: Sale
Date: 04/07/2018
Property Type: Land
Land Size: 585 sqm approx