

# 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

382 National Park Road, 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 \$150,000

### Median sale price

Median price \$250,000

Property Type House

Suburb Loch Sport

Period - From 01/07/2018

to 30/06/2019

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	56 Victoria St LOCH SPORT 3851	\$155,000	22/02/2019
2	65 Central Av LOCH SPORT 3851	\$137,000	22/02/2019
3	24 Banksia St LOCH SPORT 3851	\$130,000	19/04/2019

**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:

17/09/2019 10:47



**Property Type:** Land  
**Land Size:** 10000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$150,000  
**Median House Price**  
Year ending June 2019: \$250,000

## Comparable Properties



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

**Agent Comments**



**Price:** \$155,000  
**Method:** Private Sale  
**Date:** 22/02/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 566 sqm approx



**65 Central Av LOCH SPORT 3851 (REI/VG)**

**Agent Comments**



**Price:** \$137,000  
**Method:** Private Sale  
**Date:** 22/02/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 517 sqm approx



**24 Banksia St LOCH SPORT 3851 (REI)**

**Agent Comments**



**Price:** \$130,000  
**Method:** Private Sale  
**Date:** 19/04/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 534 sqm approx