## 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

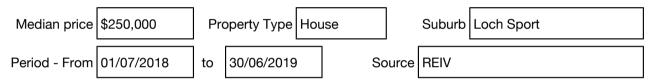
382 National Park Road, Loch Sport Vic 3851

#### Indicative selling price

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Single price \$150,000

#### Median sale price



#### 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) 3 2 4 Price: \$155,000 Method: Private Sale Date: 22/02/2019 Rooms: 8 Property Type: House Land Size: 566 sqm approx	Agent Comments
65 Central Av LOCH SPORT 3851 (REI/VG) 2 1 3 Price: \$137,000 Method: Private Sale Date: 22/02/2019 Rooms: 6 Property Type: House Land Size: 517 sqm approx	Agent Comments
24 Banksia St LOCH SPORT 3851 (REI) 3 1 6 Price: \$130,000 Method: Private Sale Date: 19/04/2019 Rooms: 7 Property Type: House Land Size: 534 sqm approx	Agent Comments

Account - Gary Powers Real Estate | P: 03 5146 0411 | F: 03 5146 0648



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.