

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 55 Fisher Parade, Loch Sport Vic 3851
Including suburb or locality and postcode

Indicative selling price

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

Single price \$269,000

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	143 Toorak Av LOCH SPORT 3851	\$275,000	23/11/2018
2	28 Wilhelm St LOCH SPORT 3851	\$250,000	22/08/2019
3	51 Davies St LOCH SPORT 3851	\$250,000	14/05/2019

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:

16/09/2019



Property Type: Land
Agent Comments

Indicative Selling Price
\$269,000

Median House Price
Year ending June 2019: \$250,000

Comparable Properties



143 Toorak Av LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 23/11/2018
Rooms: 7
Property Type: House
Land Size: 1002 sqm approx



28 Wilhelm St LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 22/08/2019
Rooms: 6
Property Type: House
Land Size: 583 sqm approx



51 Davies St LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 14/05/2019
Rooms: 6
Property Type: House
Land Size: 583 sqm approx