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

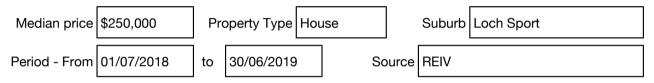
55 Fisher Parade, Loch Sport Vic 3851

Indicative selling price

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For the mear	ning of this	Drice see	consumer vic a	ov.au/underquoting
	mig or ano	p1100 000	00110011101.vi0.g.	svida/ anaol quoting

Single price \$269,000

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.

Ado	dress 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



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)

143 Toorak Av LOCH SPORT 3851 (REI/VG)

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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)



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Agent Comments

Agent Comments

Agent Comments

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

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.