

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

40 Bernadette Avenue, Loch Sport Vic 3851

Indicative selling price

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

Single price

\$325,000

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 eighteen 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	44 White Cr LOCH SPORT 3851	\$282,500	19/10/2018
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

16/09/2019



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 10000 sqm approx

Agent Comments

Indicative Selling Price
\$325,000

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

Comparable Properties



44 White Cr LOCH SPORT 3851 (REI/VG)

Agent Comments

3 1 8

Price: \$282,500

Method: Private Sale

Date: 19/10/2018

Rooms: 7

Property Type: House

Land Size: 958 sqm approx

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 eighteen months.