

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

281 National Park Road, Loch Sport Vic 3851

Indicative selling price

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

Single price \$49,000

Median sale price

Median price \$60,000

Property Type Vacant land

Suburb Loch Sport

Period - From 19/09/2018

to 18/09/2019

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	53 Wilhelm St LOCH SPORT 3851	\$47,500	10/04/2018
2	55 Wilhelm St LOCH SPORT 3851	\$47,500	24/04/2018
3	15 Christopher Ct LOCH SPORT 3851	\$45,000	22/08/2019

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:

19/09/2019 10:16



Property Type: Land
Land Size: 601 sqm approx
Agent Comments

Indicative Selling Price
\$49,000

Median Land Price
19/09/2018 - 18/09/2019: \$60,000

Comparable Properties



53 Wilhelm St LOCH SPORT 3851 (VG)

Agent Comments



Price: \$47,500
Method: Sale
Date: 10/04/2018
Property Type: Land
Land Size: 1170 sqm approx



55 Wilhelm St LOCH SPORT 3851 (REI)

Agent Comments



Price: \$47,500
Method: Private Sale
Date: 24/04/2018
Property Type: Land
Land Size: 583 sqm approx



15 Christopher Ct LOCH SPORT 3851 (REI)

Agent Comments



Price: \$45,000
Method: Private Sale
Date: 22/08/2019
Property Type: Land
Land Size: 683 sqm approx