

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

31 The Boulevard, Loch Sport VIC 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$397,000

### Median sale price

Median price \$186,000 \*House  \*Unit  Suburb or locality Loch Sport

Period - From 01/04/2018 to 30/06/2018 Source REIV

### Comparable property sales

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. 27 The Boulevard, Loch Sport VIC 3851	\$330,000	10/04/2018
2. 6 Central Avenue, Loch Sport VIC 3851	\$377,500	08/06/2018
3. 67- 69 Toorak Avenue, Loch Sport VIC 3851	\$355,000	22/01/2018