# 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

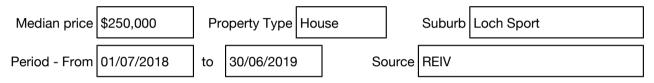
125 Toorak Avenue, Loch Sport Vic 3851

#### Indicative selling price

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Single price \$320,000

#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	27 Pelican St LOCH SPORT 3851	\$280,000	13/07/2018
2			
3			

#### OR

**B**<sup>\*</sup> 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:

17/09/2019 11:19







Property Type: House (Res) Land Size: 872 sqm approx Agent Comments Indicative Selling Price \$320,000 Median House Price Year ending June 2019: \$250,000

# **Comparable Properties**



27 Pelican St LOCH SPORT 3851 (VG)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within



Price: \$280,000 Method: Sale Date: 13/07/2018 Property Type: House (Res) Land Size: 859 sqm approx Agent Comments

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five kilometres of the property for sale in the last eighteen months.



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.