

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

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

Single price \$320,000

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	27 Pelican St LOCH SPORT 3851	\$280,000	13/07/2018
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:

17/09/2019 11:19



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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)

Agent Comments

 3  -  -

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