

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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	75 National Park Rd LOCH SPORT 3851	\$50,000	24/03/2017
2	56 Banksia St LOCH SPORT 3851	\$48,000	14/02/2017
3	23 Bernadette Av LOCH SPORT 3851	\$44,000	02/02/2017

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.



Rooms:
Property Type: House (Res)
Land Size: 551 sqm approx
 Agent Comments

Indicative Selling Price
 \$40,000 - \$44,000
Median House Price
 Year ending June 2017: \$195,000

Comparable Properties



75 National Park Rd LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$50,000
Method: Private Sale
Date: 24/03/2017
Rooms: -
Property Type: Land
Land Size: 586 sqm approx



56 Banksia St LOCH SPORT 3851 (VG)

Agent Comments



Price: \$48,000
Method: Sale
Date: 14/02/2017
Rooms: -
Property Type: Land
Land Size: 534 sqm approx



23 Bernadette Av LOCH SPORT 3851 (VG)

Agent Comments



Price: \$44,000
Method: Sale
Date: 02/02/2017
Rooms: -
Property Type: Land
Land Size: 532 sqm approx