



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	89 Wattle Grove, Loch Sport Vic 3851
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Indicative selling price

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

Range between	\$599,000	&	\$658,900
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Median sale price

Median price	\$195,000	House	X	Unit		Suburb or locality	Loch Sport
Period - From	01/07/2016	to	30/06/2017	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 Marina Dr LOCH SPORT 3851	\$565,000	03/11/2016
2	19 Toorak Av LOCH SPORT 3851	\$520,000	01/05/2016
3	31 Marina Dr LOCH SPORT 3851	\$510,000	08/06/2017

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.~~



Kathy Burgstahler

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Rooms:**Property Type:** Land**Land Size:** 569 sqm approx**Agent Comments**

Breathtaking 180 degree views from both upper and lower deck, impeccably fitted out, plenty of room for entire family.

Indicative Selling Price

\$599,000 - \$658,900

Median House Price

Year ending June 2017: \$195,000

This double storey home on Wattle Grove has both an upper and lower covered and decked balcony stretching right across the rear, offering up 180 degree views of Lake Victoria. Beautifully fitted out inside, it is a 'move straight in and start enjoying' type of property, with heaps of space for your car, caravan, boat, and 'toys'. It has been hard to find comparisons for this one, as it is a stand out.

Comparable Properties

**27 Marina Dr LOCH SPORT 3851 (REI/VG)****Agent Comments**

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Price: \$565,000**Method:** Private Sale**Date:** 03/11/2016**Rooms:** 12**Property Type:** House**Land Size:** 855 sqm approx**19 Toorak Av LOCH SPORT 3851 (VG)****Agent Comments**

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Price: \$520,000**Method:** Sale**Date:** 01/05/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 534 sqm approx**31 Marina Dr LOCH SPORT 3851 (VG)****Agent Comments**

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Price: \$510,000**Method:** Sale**Date:** 08/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 855 sqm approx