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 andpostcode

S 57 Carroll Street, Loch Sport Vic 3851 r e

Indicative selling price

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

Range between \$220,00	&	\$242,000
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Median sale price

Median price	\$195,000	Hou	ise	х	Unit		Suburb or locality	Loch Sport
Period - From	01/07/2016	to	30/0	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.

Ad	dress of comparable property	Price	Date of sale
1	16 Geofrey Av LOCH SPORT 3851	\$240,000	16/12/2016
2	4 Thriptomene St LOCH SPORT 3851	\$230,000	22/08/2017
3	12 Kookaburra St LOCH SPORT 3851	\$210,000	06/12/2016

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.

Account - Gary Powers Real Estate | P: 03 5146 0411 | F: 03 5146 0648

propertydata

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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.



GARY POWERS REAL ESTATE PTY LTD





Rooms: 8 Property Type: House (Previously Occupied - Detached) Land Size: 583 sqm approx Agent Comments Gary Powers 03 51460 411 0428514088 garypowers@garypowersrealestate.com

> Indicative Selling Price \$220,000 - \$242,000 Median House Price Year ending June 2017: \$195,000

Comparable Properties



Price: \$240,000 Method: Private Sale Date: 16/12/2016 Rooms: 7 Property Type: House Land Size: 532 sqm approx

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Agent Comments

Agent Comments



4 Thriptomene St LOCH SPORT 3851 (REI)

16 Geofrey Av LOCH SPORT 3851 (REI/VG)

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Price: \$230,000 Method: Private Sale Date: 22/08/2017 Rooms: 7 Property Type: House Land Size: 606 sqm approx



12 Kookaburra St LOCH SPORT 3851 (REI/VG) Agent Comments



Price: \$210,000 Method: Private Sale Date: 06/12/2016 Rooms: 7 Property Type: House Land Size: 659 sqm approx

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