

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

57 Carroll Street, Loch Sport Vic 3851

Indicative selling price

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

Range between \$220,000 & \$242,000

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	16 Geoffrey 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.

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Rooms: 8
Property Type: House (Previously Occupied - Detached)
Land Size: 583 sqm approx
Agent Comments

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

Comparable Properties



16 Geoffrey Av LOCH SPORT 3851 (REI/VG) **Agent Comments**

3 2 6

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



4 Thriptomene St LOCH SPORT 3851 (REI) **Agent Comments**

3 1 4

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**

3 1 5

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