

Gary Powers 03 51460 411 0428514088

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered	for s	ale
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Address	41 Sanctuary Road, Loch Sport Vic 3851
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$40,000 & \$44,000	Range between	\$40,000	&	\$44,000
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Median sale price

Median price	\$195,000	Ηοι	ıse 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.

Ad	dress of comparable property	Price	Date of sale
1	75 National Park Rd LOCH SPORT 3851	\$50,000	24/03/2017
2	6 Thriptomene St LOCH SPORT 3851	\$45,000	24/04/2017
3	110 Toorak Av LOCH SPORT 3851	\$41,000	11/04/2017

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.

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GARY POWERS REAL ESTATE PTY LTD

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> **Indicative Selling Price** \$40,000 - \$44,000 **Median House Price**

Year ending June 2017: \$195,000









Rooms:

Property Type: Land

Land Size: 708.5 sqm approx

Agent Comments

Comparable Properties



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







Price: \$50,000 Method: Private Sale Date: 24/03/2017

Rooms: -

Property Type: Land Land Size: 586 sqm approx Agent Comments



6 Thriptomene St LOCH SPORT 3851 (REI)

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Price: \$45,000 Method: Private Sale Date: 24/04/2017

Rooms: -

Property Type: Land

Agent Comments

Agent Comments



110 Toorak Av LOCH SPORT 3851 (REI/VG)



Price: \$41,000 Method: Private Sale Date: 11/04/2017

Rooms: -

Property Type: Land Land Size: 583 sqm approx

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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.

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