

## Gary Powers Real Estate

PH: 03 5146 0411

FAX: 03 5146 0648

**GARY POWERS REAL ESTATE**  
PTY LTD

DATES : 08/07/2016 and 08/07/2017  
PROPERTY TYPE : Residential (All Types)  
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale  
PRICE : \$200,000 and \$250,000  
STREET NUMBER : 34  
STREET : GEOFREY  
STREET TYPE : Avenue  
SUBURB : LOCH SPORT  
DATA SOURCE : REI and VG/Gov  
RETURNED : 3

## Results

### 354 National Park Rd LOCH SPORT 3851

PRICE :	\$210,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	20/02/2017	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	16/03/2017	BATHROOMS :	
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Wellington	CARPARKS :	
PARISH :	Seacombe	STOREYS :	
MAP REF :	691 T 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	557
PLAN NUM/REF :	TP138241	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

### 25 Bernadette Av LOCH SPORT 3851

PRICE :	\$210,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	02/02/2017	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	31/03/2017	BATHROOMS :	
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Wellington	CARPARKS :	
PARISH :	Seacombe	STOREYS :	
MAP REF :	691 T 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2347	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	575
PLAN NUM/REF :	LP070941	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS :

# 16 Geoffrey Av LOCH SPORT 3851

PRICE :	\$240,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	16/12/2016	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	18/01/2017	BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	7
MUNICIPALITY :	Wellington	CARPARKS :	6
PARISH :	Seacombe	STOREYS :	
MAP REF :	691 T 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2358	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	532
PLAN NUM/REF :	LP070941	FURNISHED :	Yes
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : This home has been designed for the couple that like quiet weekends away, with the main part of the house having the spacious open living area, air con, ceiling fan, access to the North facing deck, modern kitchen, main bedroom with built in robes, separate toilet, combined bathroom and laundry. At the rear of the home is a large deck area with laser light roof, roll down blind ideal for entertaining both in winter and summer. From this deck there are 2 bedrooms 1 with air con, between the rooms is the bathroom with shower, vanity, toilet, perfect for when friends come to visit. Concrete drive, fully fenced dog proof, double carport, garden shed/workshop and a bore to maintain the beautiful gardens. "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations" For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Or call us on (03 51 460 411)

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