



### 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	32 Marina Drive, Loch Sport Vic 3851
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  House  Unit  Suburb or locality

Period - From  to  Source

### 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	31 Marina Dr LOCH SPORT 3851	\$510,000	08/06/2017
2	37 Marina Dr LOCH SPORT 3851	\$500,000	04/11/2016
3	28 Marina Dr LOCH SPORT 3851	\$362,000	28/03/2017

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

0437 192 335

sales@kathyburgstahler.com



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**Rooms:****Property Type:** House**Land Size:** 582 sqm approx**Agent Comments**

Wrap around balcony, sweeping views over Lake Victoria, and walking distance to Marina and Hotel. This house has location and space to grow.

**Indicative Selling Price**

\$390,000 - \$429,000

**Median House Price**

Year ending September 2017: \$186,000

With 5 bedrooms- either with their own separate balcony access OR with sweeping views over Lake Victoria- this double storey home located within walking distance to the Lake, Marina, and Hotel, has an enormous rear private backyard that has to be seen to be appreciated. With whole of house filtered bore water, 2 enormous 5000 gallon water tanks, ducted gas heating to the ENTIRE house plus a fireplace, split system to upstairs living, a massive workshop and garage with additional side access double carport, you can bring all your toys and family and friends and then some!

## Comparable Properties

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

3    3    6

**Price:** \$500,000**Method:** Private Sale**Date:** 04/11/2016**Rooms:** 9**Property Type:** House**Land Size:** 855 sqm approx**28 Marina Dr LOCH SPORT 3851 (REI/VG)****Agent Comments**

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**Price:** \$362,000**Method:** Private Sale**Date:** 28/03/2017**Rooms:** 9**Property Type:** House**Land Size:** 583 sqm approx