#### 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 32 Marina Drive, 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     | \$390,000  | &       | \$429,000 |                               |  |  |  |  |
|-------------------|------------|---------|-----------|-------------------------------|--|--|--|--|
| Median sale price |            |         |           |                               |  |  |  |  |
| Median price \$   | 5186.000 H | louse X | Unit      | Suburb or locality Loch Sport |  |  |  |  |

| Median price  | \$186,000  | Ηοι | ise X      | Unit |        | Suburb or locality | Loch Sport |
|---------------|------------|-----|------------|------|--------|--------------------|------------|
| Period - From | 01/10/2016 | to  | 30/09/2017 |      | 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.

| Ado | dress 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.

#### Account - Kathy Burgstahler Real Estate

propertydata

#### Generated: 07/11/2017 10:30

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.

#### 👧 Kathy Burgstahler Real Estate

Kathy Burgstahler 0437 192 335 sales@kathyburgstahler.com



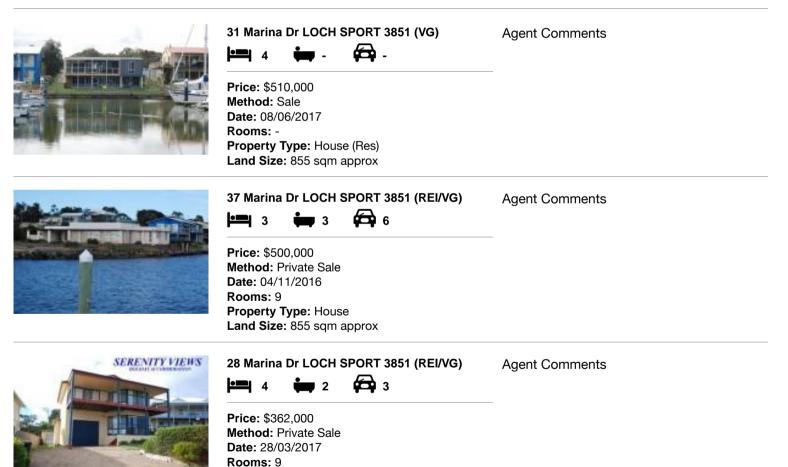


Rooms: Property Type: House Land Size: 582 sqm approx Agent Comments Indicative Selling Price \$390,000 - \$429,000 Median House Price Year ending September 2017: \$186,000

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

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**



#### Generated: 07/11/2017 10:30

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.



## propertydata

Property Type: House Land Size: 583 sqm approx

🗸 🛛 😓 prop

Account - Kathy Burgstahler Real Estate