Kathy Burgstahler 0437 192 335 sales@kathyburgstahler.com

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	P	ro	pert	y off	ferec	l fo	or sa	le
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56 Goodlett Avenue, Loch Sport Vic 3851

Indicative selling price

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

Range between	\$69,000	&	\$75,900

Median sale price

Median price	\$195,000	Hou	ıse X	Unit		Suburb or locality	Loch Sport
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

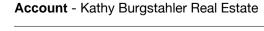
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	10 Toorak Av LOCH SPORT 3851	\$97,500	15/08/2017
2	22 Victoria St LOCH SPORT 3851	\$89,500	14/03/2016
3	85 Sanctuary Rd LOCH SPORT 3851	\$60,000	28/04/2017

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.







activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price \$69,000 - \$75,900 **Median House Price**

Year ending June 2017: \$195,000

Rooms:

Property Type: Land Land Size: 780 sqm approx

Agent Comments

Relatively flat block of a large size, with views to Lake Reeve, and close to bakery and

shops.

Relatively flat block of a large size, close to bakery and amenities, and with sweeping views over Lake Reeve.

Comparable Properties



10 Toorak Av LOCH SPORT 3851 (REI)

Agent Comments

Price: \$97,500 Method: Private Sale Date: 15/08/2017

Rooms: -

Property Type: Land

22 Victoria St LOCH SPORT 3851 (VG)





Agent Comments

Price: \$89,500 Method: Sale Date: 14/03/2016

Rooms: -

Property Type: Land

Land Size: 783 sqm approx



85 Sanctuary Rd LOCH SPORT 3851 (REI/VG)

Agent Comments

Price: \$60,000 Method: Private Sale Date: 28/04/2017

Rooms: -

Property Type: Land

Land Size: 800 sqm approx

Account - Kathy Burgstahler Real Estate





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