



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	56 Goodlett Avenue, Loch Sport Vic 3851
---	---

Indicative selling price

For the meaning of this price see 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	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.~~



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.

Indicative Selling Price

\$69,000 - \$75,900

Median House Price

Year ending June 2017: \$195,000

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