

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 and postcode 704 Loch-Wonthaggi Road, Loch, VIC 3945

Indicative selling price

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

Price Range

\$930,000

&

\$990,000

Median sale price

Median price

NA

Property Type

House

Suburb

Loch (3945)

Period - From

01/10/2021

to

30/09/2022

Source

pricefinder

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
50 JAMES ROAD, BENA VIC 3946	\$925,000	27/05/2022
345 HENRYS ROAD, LOCH VIC 3945	\$970,000	09/03/2022
60 FITZGERALDS ROAD, BENA VIC 3946	\$965,000	05/04/2022

This Statement of Information was prepared on: 04/10/2022