

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

183 Seventh Avenue, Loch Sport VIC 3851

Indicative selling price

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

Single price

\$249,000

Median sale price

Median price

\$188,000

*House

X

Suburb
or locality

Loch Sport

Period - From

01/06/2017

to

30/06/2017

Source

Realestate.com.au

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
1. 16-18 Twenty-Fifth Street, Paradise Beach VIC 3851	\$255,000	07/02/17
2. 24-26 Seventh Avenue, Paradise Beach VIC 3851	\$222,000	09/08/16
3. 104 The Boulevard, Paradise Beach VIC 3851	\$207,000	30/06/16