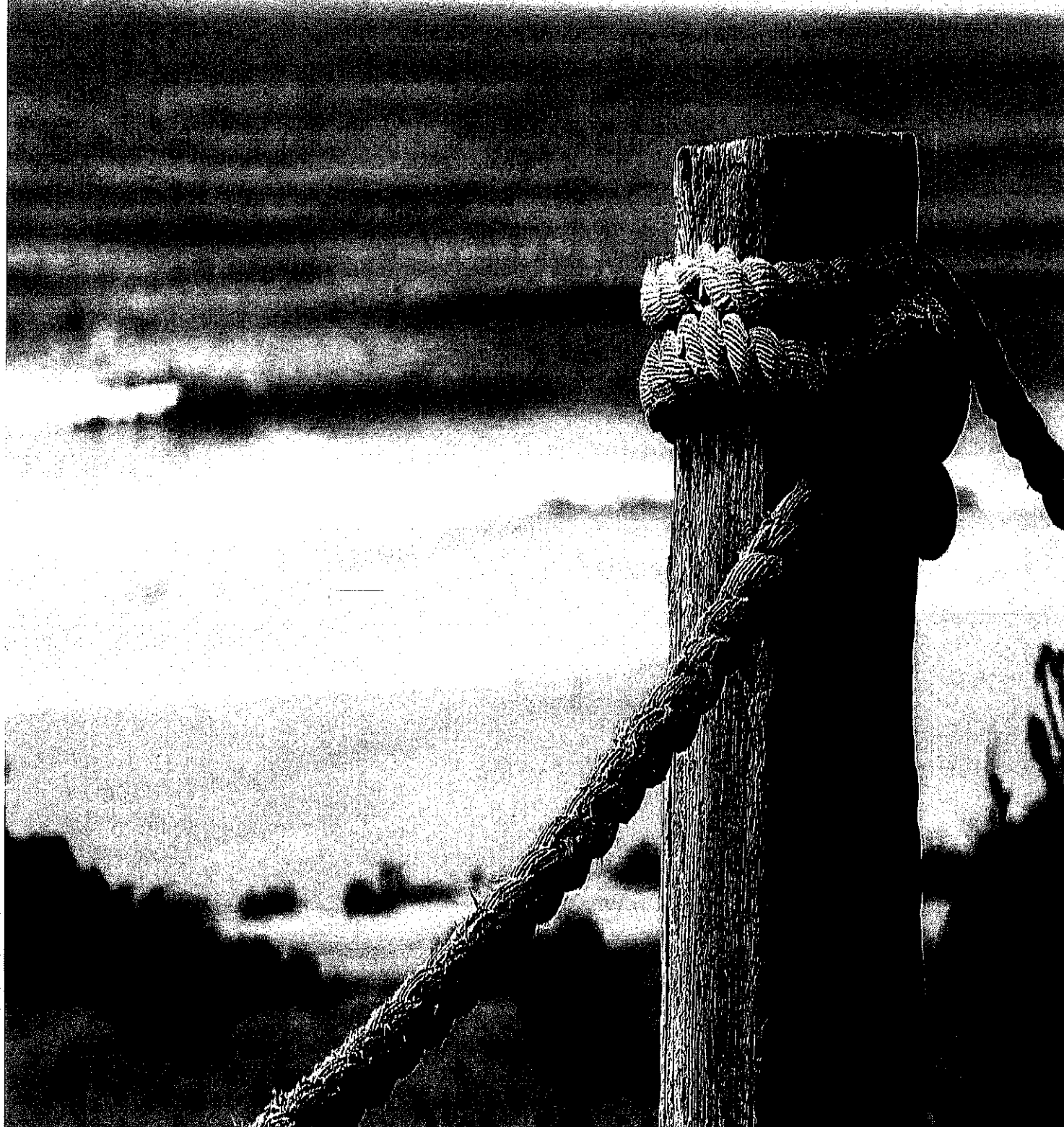


# STATEMENT OF INFORMATION

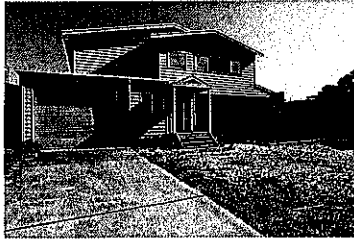
89 WATTLE GROVE, LOCH SPORT, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**89 WATTLE GROVE, LOCH SPORT, VIC**

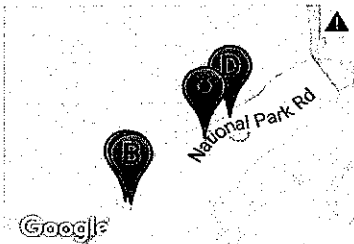
 4  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$498,000 to \$550,000**

## MEDIAN SALE PRICE




**LOCH SPORT, VIC, 3851**

**Suburb Median Sale Price (House)**

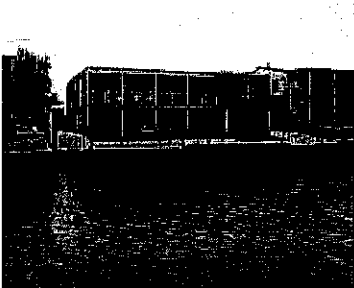
**\$185,000**

01 April 2017 to 31 March 2018




Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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.



**31 MARINA DR, LOCH SPORT, VIC 3851**

 4  3  2

**Sale Price**

**\$510,000**

Sale Date: 08/06/2017

Distance from Property: 1.4km



**27 MARINA DR, LOCH SPORT, VIC 3851**

 4  2  4

**Sale Price**

**\$565,000**

Sale Date: 17/11/2016

Distance from Property: 1.4km



**37 MARINA DR, LOCH SPORT, VIC 3851**

 4  3  2

**Sale Price**

**\$500,000**

Sale Date: 14/11/2016

Distance from Property: 1.4km




This report has been compiled on 20/04/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**19 TOORAK AVE, LOCH SPORT, VIC 3851**

 4  3  2

**Sale Price**

**\$520,000**

Sale Date: 01/05/2016

Distance from Property: 470m



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## 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 and  
postcode

89 WATTLE GROVE, LOCH SPORT, VIC 3851

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$498,000 to \$550,000

#### Median sale price

Median price

\$185,000

House

X

Unit

Suburb

LOCH SPORT

Period

01 April 2017 to 31 March 2018

Source

  
pricefinder

#### Comparable property sales

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
31 MARINA DR, LOCH SPORT, VIC 3851	\$510,000	08/06/2017
27 MARINA DR, LOCH SPORT, VIC 3851	\$565,000	17/11/2016
37 MARINA DR, LOCH SPORT, VIC 3851	\$500,000	14/11/2016
19 TOORAK AVE, LOCH SPORT, VIC 3851	\$520,000	01/05/2016