



## STATEMENT OF INFORMATION

19 CLARENCE STREET, LOCH, VIC 3945

PREPARED BY DEAN GOAD , ALEX SCOTT KORUMBURRA, PHONE: 0419 399 856





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19 CLARENCE STREET, LOCH, VIC 3945**

2 1 3

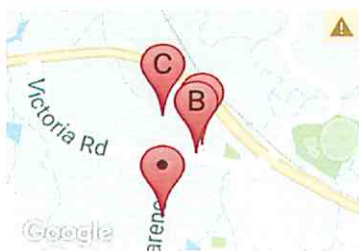
Indicative Selling Price

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

**\$310,000**

Provided by: Dean Goad, Alex Scott Korumburra

## SUBURB MEDIAN



**LOCH, VIC, 3945**

Suburb Median Sale Price (House)

**\$373,000**

01 April 2016 to 31 March 2017

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.



**8 SMITH ST, LOCH, VIC 3945**

2 1 -

Sale Price

**\$275,000**

Sale Date: 10/02/2017

Distance from Property: 300m



**12 SMITH ST, LOCH, VIC 3945**

3 1 1

Sale Price

**Price Withheld**

Sale Date: 28/04/2017

Distance from Property: 266m



**14 QUEEN ST, LOCH, VIC 3945**

3 1 2

Sale Price

**\$282,500**

Sale Date: 24/02/2017

Distance from Property: 378m



This report has been compiled on 08/06/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

|                                    |
|------------------------------------|
| 19 CLARENCE STREET, LOCH, VIC 3945 |
|------------------------------------|

### Indicative selling price

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

Single Price / Range

|           |
|-----------|
| \$310,000 |
|-----------|

### Median sale price

Median price

|           |
|-----------|
| \$373,000 |
|-----------|

House

|   |
|---|
| X |
|---|

Unit

|  |
|--|
|  |
|--|


Suburb

|      |
|------|
| LOCH |
|------|

Period

|                                |
|--------------------------------|
| 01 April 2016 to 31 March 2017 |
|--------------------------------|

Source

|   |
|---|
|  |
|---|

### 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 |
|--------------------------------|----------------|--------------|
| 8 SMITH ST, LOCH, VIC 3945     | \$275,000      | 10/02/2017   |
| 12 SMITH ST, LOCH, VIC 3945    | Price Withheld | 28/04/2017   |
| 14 QUEEN ST, LOCH, VIC 3945    | \$282,500      | 24/02/2017   |