

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 18 Pelican Street, Loch Sport VIC 3851

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$120,000

Median sale price

Median price \$230,000

*House ☒

Suburb Loch Sport

Period - From 01/01/2020 to 31/12/2020

Source REIV

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. 85 The Boulevard, Loch Sport VIC 3851	\$145,000	28/11/2020
2. 19 The Boulevard, Loch Sport VIC 3851	\$130,000	15/12/2020
3. 29 Wattle Grove, Loch Sport VIC 3851	\$120,000	28/01/2021

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 18 months.

This Statement of Information was prepared on: 10th February 2021