

## 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

109 Seagull Drive, Loch Sport 3851

### Indicative selling price

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

Single price

\$220,000

### Median sale price

Median price

\$250,000

\*House

X

Suburb

Loch Sport

Period - From

01/04/2018

to

31/03/2019

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. 79 Seagull Drive, Loch Sport 3851       | \$210,000 | 19/10/2018   |
| 2. 298 National Park Road, Loch Sport 3851 | \$195,000 | 30/11/2018   |
| 3. 92 Wallaby Street, Loch Sport 3851      | \$197,000 | 12/03/2019   |