



STATEMENT OF INFORMATION

96 LOCH-POOWONG ROAD, LOCH, VIC 3945

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

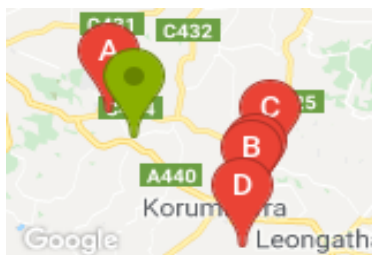
**96 LOCH-POOWONG ROAD, LOCH, VIC**

4 bedrooms 2 bathrooms 2 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$680,000 to \$750,000**

Provided by: Scott McKenzie, Alex Scott Korumburra

MEDIAN SALE PRICE

**LOCH, VIC, 3945****Suburb Median Sale Price (Other)****\$750,000**

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**58 FOLLETT DR, NYORA, VIC 3987**

4 bedrooms 2 bathrooms 5 cars

Sale Price***\$690,000**

Sale Date: 23/06/2018

Distance from Property: 3.9km

**51 STEDMANS RD, KORUMBURRA, VIC 3950**

4 bedrooms 2 bathrooms 2 cars

Sale Price****\$899,000**

Sale Date: 15/05/2018

Distance from Property: 15km

**456 FAIRBANK RD, ARAWATA, VIC 3951**

4 bedrooms 2 bathrooms 6 cars

Sale Price****\$685,000**

Sale Date: 12/04/2018

Distance from Property: 15km



This report has been compiled on 28/06/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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370 KORUMBURRA SOUTH RD,

 **4**  **2**  **2**

Sale Price

\$772,000

Sale Date: 19/01/2018

Distance from Property: 17km



235 KARDELLA RD, KARDELLA, VIC 3951

 **4**  **2**  **4**

Sale Price

****\$665,000**

Sale Date: 06/11/2017

Distance from Property: 15km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

96 LOCH-POOWONG ROAD, LOCH, VIC 3945

Indicative selling price

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

Price Range:

\$680,000 to \$750,000

Median sale price

Median price

\$750,000

House

Unit


Suburb

LOCH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
58 FOLLETT DR, NYORA, VIC 3987	*\$690,000	23/06/2018
51 STEDMANS RD, KORUMBURRA, VIC 3950	**\$899,000	15/05/2018
456 FAIRBANK RD, ARAWATA, VIC 3951	**\$685,000	12/04/2018
370 KORUMBURRA SOUTH RD, KORUMBURRA SOUTH, VIC 3950	\$772,000	19/01/2018

235 KARDELLA RD, KARDELLA, VIC 3951	**\$665,000	06/11/2017
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