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 Including suburb or locality and postcode

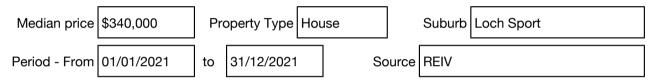
414 National Park Road, Loch Sport Vic 3851

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$589,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

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	74 Lake St LOCH SPORT 3851	\$600,000	15/04/2021
2	97 The Boulevard LOCH SPORT 3851	\$595,000	22/10/2020
3	58 Victoria Pde LOCH SPORT 3851	\$570,000	29/11/2021

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:

01/04/2022 15:29



GRAHAM CHALMER





Property Type: Divorce/Estate/Family Transfers Land Size: 917 sqm approx Agent Comments

Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$589,000 **Median House Price** Year ending December 2021: \$340,000

Comparable Properties



74 Lake St LOCH SPORT 3851 (REI/VG)



Price: \$600,000 Method: Private Sale Date: 15/04/2021 Property Type: House Land Size: 656.70 sqm approx

Agent Comments



97 The Boulevard LOCH SPORT 3851 (VG)

Agent Comments

Agent Comments

Price: \$595,000 Method: Sale Date: 22/10/2020 Property Type: House (Res) Land Size: 1107 sqm approx

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58 Victoria Pde LOCH SPORT 3851 (VG)



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Price: \$570.000 Method: Sale Date: 29/11/2021 Property Type: House (Res) Land Size: 653 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690





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