

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

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

Single price \$589,000

Median sale price

Median price \$340,000

Property Type House

Suburb Loch Sport

Period - From 01/01/2021

to 31/12/2021

Source REIV

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

Ferg Horan
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Indicative Selling Price
\$589,000

Median House Price
Year ending December 2021: \$340,000



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

Comparable Properties



74 Lake St LOCH SPORT 3851 (REI/VG)

Agent Comments

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



97 The Boulevard LOCH SPORT 3851 (VG)

Agent Comments

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



58 Victoria Pde LOCH SPORT 3851 (VG)

Agent Comments

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Price: \$570,000
Method: Sale
Date: 29/11/2021
Property Type: House (Res)
Land Size: 653 sqm approx