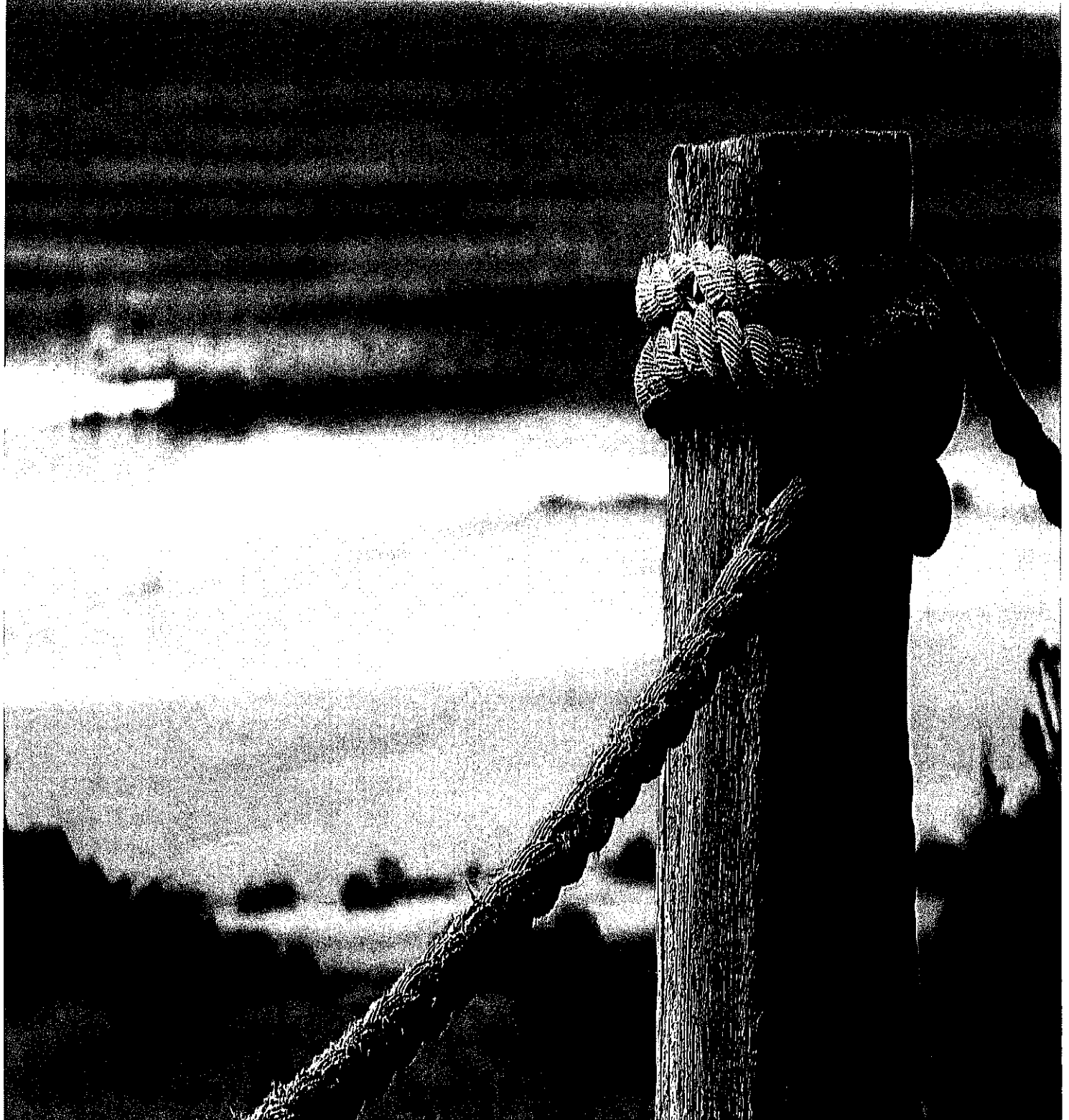


STATEMENT OF INFORMATION

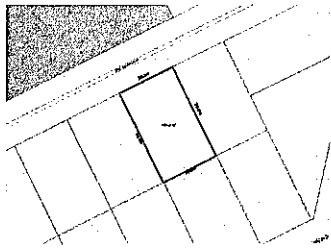
5 THE BOULEVARD, LOCH SPORT, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 THE BOULEVARD, LOCH SPORT, VIC

 -  -  -

Indicative Selling Price

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

Price Range: \$459,000 to \$508,000

MEDIAN SALE PRICE




LOCH SPORT, VIC, 3851

Suburb Median Sale Price (House)

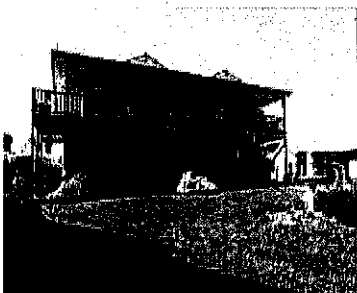
\$180,000

01 October 2016 to 30 September 2017




Provided by: 

COMPARABLE PROPERTIES

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.



26 MARINA DR, LOCH SPORT, VIC 3851

 5  2  6

Sale Price

\$415,000

Sale Date: 14/12/2015

Distance from Property: 3.1km



19 TOORAK AVE, LOCH SPORT, VIC 3851

 4  3  2

Sale Price

\$520,000

Sale Date: 01/05/2016

Distance from Property: 1.3km



15 LAKE ST, LOCH SPORT, VIC 3851

 3  2  4

Sale Price

\$450,000

Sale Date: 25/10/2016

Distance from Property: 4.4km



This report has been compiled on 22/12/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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37 MARINA DR, LOCH SPORT, VIC 3851

4 3 2

Sale Price

\$500,000

Sale Date: 14/11/2016

Distance from Property: 3.2km



27 MARINA DR, LOCH SPORT, VIC 3851

4 2 4

Sale Price

\$565,000

Sale Date: 17/11/2016

Distance from Property: 3.2km



82 LAKE ST, LOCH SPORT, VIC 3851

3 1 3

Sale Price

\$425,000

Sale Date: 21/04/2017

Distance from Property: 3.8km



31 MARINA DR, LOCH SPORT, VIC 3851

4 3 2

Sale Price

\$510,000

Sale Date: 08/06/2017

Distance from Property: 3.2km



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 and
postcode

5 THE BOULEVARD, LOCH SPORT, VIC 3851

Indicative selling price

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

Price Range: \$459,000 to \$508,000

Median sale price

Median price \$180,000

House

☒

Unit

☐

Suburb

LOCH SPORT

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
26 MARINA DR, LOCH SPORT, VIC 3851	\$415,000	14/12/2015
19 TOORAK AVE, LOCH SPORT, VIC 3851	\$520,000	01/05/2016
15 LAKE ST, LOCH SPORT, VIC 3851	\$450,000	25/10/2016
37 MARINA DR, LOCH SPORT, VIC 3851	\$500,000	14/11/2016

27 MARINA DR, LOCH SPORT, VIC 3851	\$565,000	17/11/2016
82 LAKE ST, LOCH SPORT, VIC 3851	\$425,000	21/04/2017
31 MARINA DR, LOCH SPORT, VIC 3851	\$510,000	08/06/2017