

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

7 Wendy Street, Loch Sport Vic 3851

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$395,000

Property Type

House

Suburb

Loch Sport

Period - From

01/07/2022

to

30/06/2023

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 eighteen 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	37 Government Rd LOCH SPORT 3851	\$400,000	25/05/2023
2	35 Bernadette Av LOCH SPORT 3851	\$395,000	23/06/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

28/07/2023 12:58



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Property Type: House
Land Size: 540 sqm approx
Agent Comments

Indicative Selling Price
\$399,000

Median House Price
Year ending June 2023: \$395,000

Comparable Properties



37 Government Rd LOCH SPORT 3851 (REI/VG)

Agent Comments

3 2 4

Price: \$400,000
Method: Private Sale
Date: 25/05/2023
Property Type: House
Land Size: 581 sqm approx



35 Bernadette Av LOCH SPORT 3851 (REI/VG) **Agent Comments**

3 1 1

Price: \$395,000
Method: Private Sale
Date: 23/06/2023
Property Type: House
Land Size: 540 sqm approx

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 eighteen months.

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