

STATEMENT OF INFORMATION

32 VICTORIA ROAD, LOCH, VIC 3945

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 VICTORIA ROAD, LOCH, VIC 3945

1 1 5

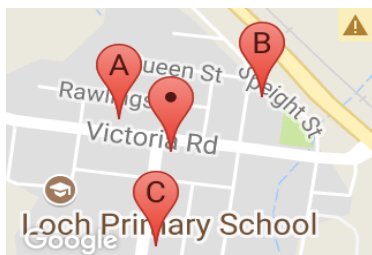
Indicative Selling Price

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

Price Range: \$512,000 to \$562,000

Provided by: Scott McKenzie, Alex Scott Korumburra

MEDIAN SALE PRICE



LOCH, VIC, 3945

Suburb Median Sale Price (Commercial)

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



21 VICTORIA RD, LOCH, VIC 3945

3 1 1

Sale Price

****\$450,000**

Sale Date: 04/05/2018

Distance from Property: 102m



1 SMITH ST, LOCH, VIC 3945

4 1 3

Sale Price

\$430,000

Sale Date: 21/06/2017

Distance from Property: 176m



13 CLARENCE ST, LOCH, VIC 3945

14 19 6

Sale Price

\$480,000

Sale Date: 28/09/2016

Distance from Property: 170m



This report has been compiled on 18/05/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

32 VICTORIA ROAD, LOCH, VIC 3945

Indicative selling price

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

Price Range:

\$512,000 to \$562,000

Median sale price

Median price

House

X

Unit


Suburb

LOCH

Period

01 April 2017 to 31 March 2018

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
21 VICTORIA RD, LOCH, VIC 3945	**\$450,000	04/05/2018
1 SMITH ST, LOCH, VIC 3945	\$430,000	21/06/2017
13 CLARENCE ST, LOCH, VIC 3945	\$480,000	28/09/2016