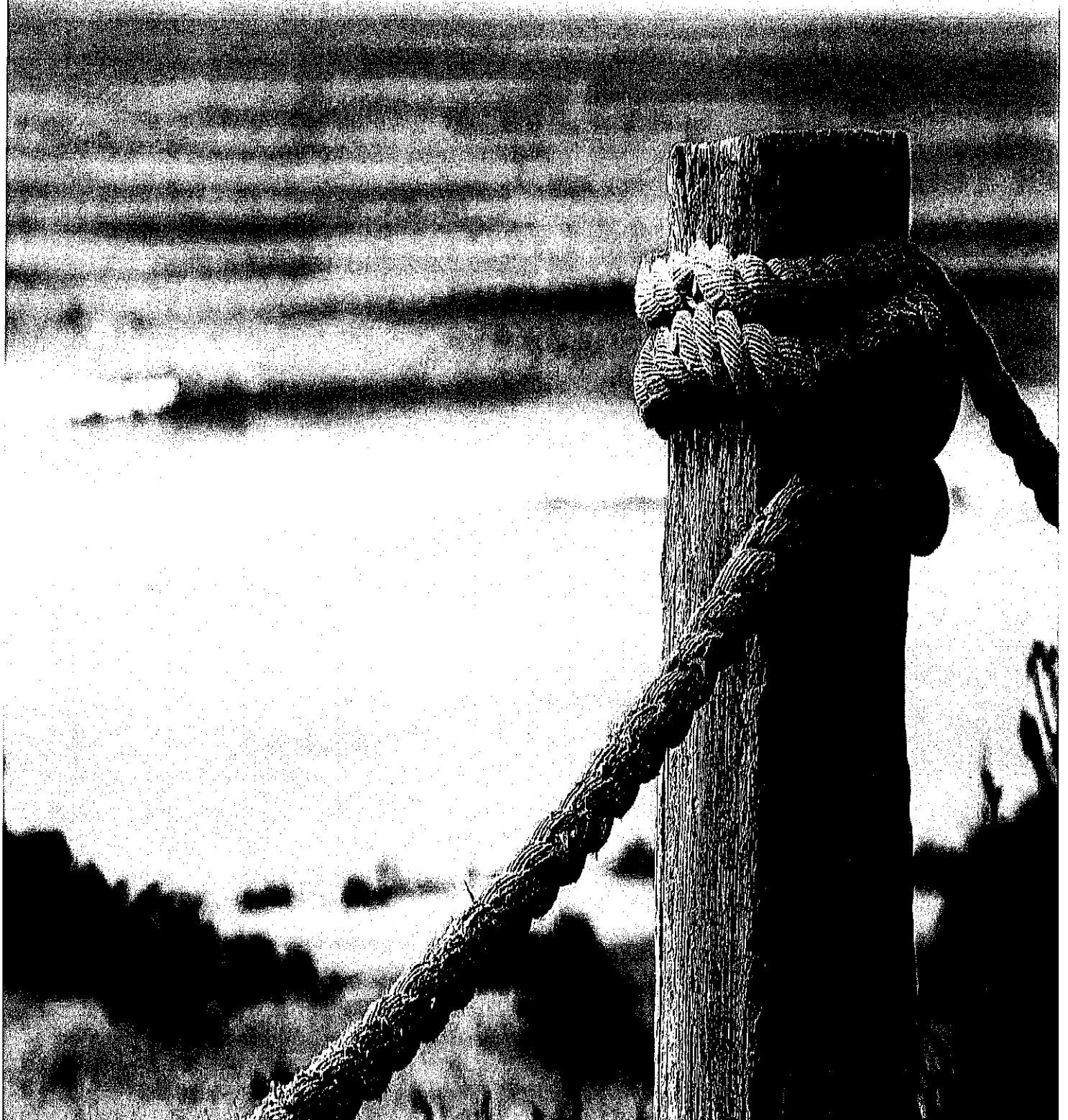


STATEMENT OF INFORMATION

1 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



1 THE BOULEVARD, LOCH SPORT, VIC

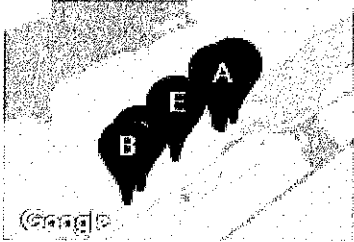
 3  2  4

Indicative Selling Price

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

Price Range: \$485,000 to \$534,000

MEDIAN SALE PRICE




LOCH SPORT, VIC, 3851

Suburb Median Sale Price (House)

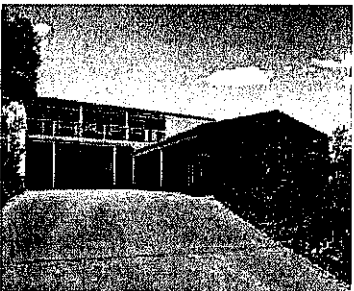
\$245,500

01 July 2018 to 30 June 2019

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.



35 PELICAN ST, LOCH SPORT, VIC 3851

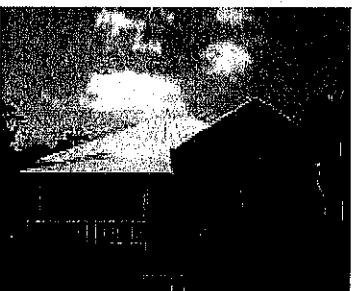
 3  2  7

Sale Price

\$490,000

Sale Date: 04/07/2019

Distance from Property: 380m



92 LAKE ST, LOCH SPORT, VIC 3851

 4  2  6

Sale Price

\$525,000

Sale Date: 16/01/2019

Distance from Property: 3.8km



42 THE BVD, LOCH SPORT, VIC 3851

 4  2  3

Sale Price

\$515,000

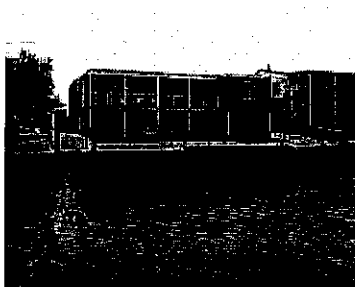
Sale Date: 11/01/2019

Distance from Property: 402m



This report has been compiled on 15/08/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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31 MARINA DR, LOCH SPORT, VIC 3851

4 3 2

Sale Price

\$510,000

Sale Date: 08/06/2017

Distance from Property: 3.2km



75 WATTLE GR, LOCH SPORT, VIC 3851

5 3 4

Sale Price

\$515,000

Sale Date: 12/01/2018

Distance from Property: 1.9km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1 THE BOULEVARD, LOCH SPORT, VIC 3851

Indicative selling price

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

Price Range: \$485,000 to \$534,000

Median sale price

Median price

\$245,500

House

X

Unit

Suburb

LOCH SPORT

Period

01 July 2018 to 30 June 2019

Source

pricefinder

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
35 PELICAN ST, LOCH SPORT, VIC 3851	\$490,000	04/07/2019
92 LAKE ST, LOCH SPORT, VIC 3851	\$525,000	16/01/2019
42 THE BVD, LOCH SPORT, VIC 3851	\$515,000	11/01/2019

31 MARINA DR, LOCH SPORT, VIC 3851	\$510,000	08/06/2017
75 WATTLE GR, LOCH SPORT, VIC 3851	\$515,000	12/01/2018

