

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



240 LOCH-POOWONG ROAD, LOCH, VIC

3 1 2

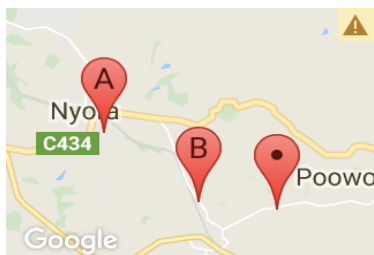
Indicative Selling Price

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

Single Price: **\$378,000**

Provided by: Dean Goad, Alex Scott Korumburra

MEDIAN SALE PRICE



LOCH, VIC, 3945

Suburb Median Sale Price (House)

\$407,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



33 CORNISHS RD, NYORA, VIC 3987

3 1 4

Sale Price

\$400,000

Sale Date: 08/06/2017

Distance from Property: 5km



105 FERRIERS RD, LOCH, VIC 3945

3 1 3

Sale Price

\$350,000

Sale Date: 07/06/2017

Distance from Property: 2.1km



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

240 LOCH-POOWONG ROAD, LOCH, VIC 3945

Indicative selling price

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

Single Price:

\$378,000

Median sale price

Median price

\$407,500

House

X

Unit


Suburb

LOCH

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
33 CORNISHS RD, NYORA, VIC 3987	\$400,000	08/06/2017
105 FERRIERS RD, LOCH, VIC 3945	\$350,000	07/06/2017