

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 92 Sanctuary Road, Loch Sport Vic 3851
Including suburb or locality and postcode

Indicative selling price

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

Single price \$409,500

Median sale price

Median price \$351,500

Property Type House

Suburb Loch Sport

Period - From 01/01/2024

to 31/12/2024

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 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
1	80 National Park Rd LOCH SPORT 3851	\$439,000	17/01/2025
2	5 Sanctuary Rd LOCH SPORT 3851	\$380,000	16/04/2024
3	62 Sanctuary Rd LOCH SPORT 3851	\$400,000	25/08/2023

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 18 months.~~

This Statement of Information was prepared on:

29/01/2025 17:33

Ferg Horan
5144 4333
0417 123 162
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Indicative Selling Price
\$409,500

Median House Price
Year ending December 2024: \$351,500



 3  1  3

Property Type: House
Land Size: 670 sqm approx
[Agent Comments](#)

Comparable Properties



80 National Park Rd LOCH SPORT 3851 (RE/VG)

[Agent Comments](#)

 3  1  2

Price: \$439,000
Method: Private Sale
Date: 17/01/2025
Property Type: House
Land Size: 585 sqm approx



5 Sanctuary Rd LOCH SPORT 3851 (RE/VG)

[Agent Comments](#)

 3  1  2

Price: \$380,000
Method: Private Sale
Date: 16/04/2024
Property Type: House
Land Size: 606 sqm approx



62 Sanctuary Rd LOCH SPORT 3851 (VG)

[Agent Comments](#)

 3  -  -

Price: \$400,000
Method: Sale
Date: 25/08/2023
Property Type: House (Res)
Land Size: 809 sqm approx

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



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