

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

381 National Park Road, Loch Sport Vic 3851

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$400,000

Property Type House

Suburb Loch Sport

Period - From 01/10/2022

to 30/09/2023

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 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	79 Wattle Gr LOCH SPORT 3851	\$550,000	25/01/2023
2	51 Camerons Rd LOCH SPORT 3851	\$535,000	24/07/2023
3	37 Goodlett Av LOCH SPORT 3851	\$485,000	19/07/2022

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:

12/01/2024 11:18



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Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$499,000

Median House Price
Year ending September 2023: \$400,000

Comparable Properties



79 Wattle Gr LOCH SPORT 3851 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000
Method: Private Sale
Date: 25/01/2023
Property Type: House
Land Size: 569 sqm approx



51 Camerons Rd LOCH SPORT 3851 (REI)

Agent Comments

3 2 2

Price: \$535,000
Method: Private Sale
Date: 24/07/2023
Property Type: House
Land Size: 820 sqm approx



37 Goodlett Av LOCH SPORT 3851 (VG)

Agent Comments

3 - -

Price: \$485,000
Method: Sale
Date: 19/07/2022
Property Type: House (Res)
Land Size: 593 sqm approx

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