

# 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

130 Wallaby Street, Loch Sport Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$335,000

### Median sale price

Median price

\$395,000

Property Type

House

Suburb

Loch Sport

Period - From

01/07/2022

to

30/06/2023

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	35 Bernadette Av LOCH SPORT 3851	\$395,000	23/06/2023
2	122 Wallaby St LOCH SPORT 3851	\$360,000	19/05/2022
3	19 Banksia St LOCH SPORT 3851	\$347,000	07/07/2023

**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:

14/07/2023 15:10



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**Property Type:** House  
**Land Size:** 536 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$335,000

**Median House Price**  
Year ending June 2023: \$395,000

## Comparable Properties



**35 Bernadette Av LOCH SPORT 3851 (REI/VG)** **Agent Comments**

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**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 23/06/2023  
**Property Type:** House  
**Land Size:** 540 sqm approx



**122 Wallaby St LOCH SPORT 3851 (VG)**

**Agent Comments**

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**Price:** \$360,000  
**Method:** Sale  
**Date:** 19/05/2022  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx



**19 Banksia St LOCH SPORT 3851 (REI)**

**Agent Comments**

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**Price:** \$347,000  
**Method:** Private Sale  
**Date:** 07/07/2023  
**Property Type:** House  
**Land Size:** 552 sqm approx

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