Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	40 Wilhelm Street, 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

Range between \$300,000	&	\$330,000
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Median sale price

Median price	\$385,000	Pro	perty Type	House		Suburb	Loch Sport
Period - From	01/07/2023	to	30/06/2024		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

Add	dress of comparable property	Price	Date of sale
1	130 Wallaby St LOCH SPORT 3851	\$335,000	03/09/2024
2	26 Wattle Gr LOCH SPORT 3851	\$348,000	12/07/2024
3	59 Wilhelm St LOCH SPORT 3851	\$330,000	06/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	04/10/2024 15:14





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Indicative Selling Price \$300,000 - \$330,000 **Median House Price** Year ending June 2024: \$385,000



Property Type: House Land Size: 585 sqm approx

Agent Comments



Comparable Properties

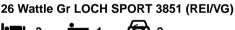


130 Wallaby St LOCH SPORT 3851 (REI/VG)

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Price: \$335.000 Method: Private Sale Date: 03/09/2024 Property Type: House Land Size: 536 sqm approx

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Price: \$348,000 Method: Private Sale Date: 12/07/2024 Property Type: House Land Size: 532 sqm approx Agent Comments

Agent Comments

59 Wilhelm St LOCH SPORT 3851 (VG)

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Price: \$330,000 Method: Sale Date: 06/03/2024

Property Type: House (Res) Land Size: 585 sqm approx

Agent Comments

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



