

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

40 Wilhelm Street, Loch Sport Vic 3851

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$385,000

Property 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	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 comparable properties 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

Ferg Horan
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Indicative Selling Price
\$300,000 - \$330,000

Median House Price
Year ending June 2024: \$385,000



2 1 2

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Comparable Properties



130 Wallaby St LOCH SPORT 3851 (REI/VG) **Agent Comments**

3 1 1

Price: \$335,000
Method: Private Sale
Date: 03/09/2024
Property Type: House
Land Size: 536 sqm approx



26 Wattle Gr LOCH SPORT 3851 (REI/VG) **Agent Comments**

3 1 2

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

59 Wilhelm St LOCH SPORT 3851 (VG) **Agent Comments**

1 - -

Price: \$330,000
Method: Sale
Date: 06/03/2024
Property Type: House (Res)
Land Size: 585 sqm approx

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