

# 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

92 Sanctuary Road, Loch Sport Vic 3851

### Indicative selling price

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

Single price \$429,000

### 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	381 National Park Rd LOCH SPORT 3851	\$450,000	11/07/2024
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:

02/09/2024 10:05

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**Indicative Selling Price**  
\$429,000

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



 3    1    3

**Property Type:** House  
**Land Size:** 670 sqm approx  
**Agent Comments**

## Comparable Properties



**381 National Park Rd LOCH SPORT 3851 (REI/VG)**

**Agent Comments**

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**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 11/07/2024  
**Property Type:** House  
**Land Size:** 665 sqm approx



**5 Sanctuary Rd LOCH SPORT 3851 (REI/VG)**

**Agent Comments**

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**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**

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**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