### 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

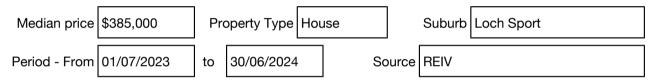
92 Sanctuary Road, Loch Sport Vic 3851

#### Indicative selling price

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Single price \$429,000

#### Median sale price



#### 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



### 92 Sanctuary Road, Loch Sport Vic 3851

# GRAHAM CHALMER

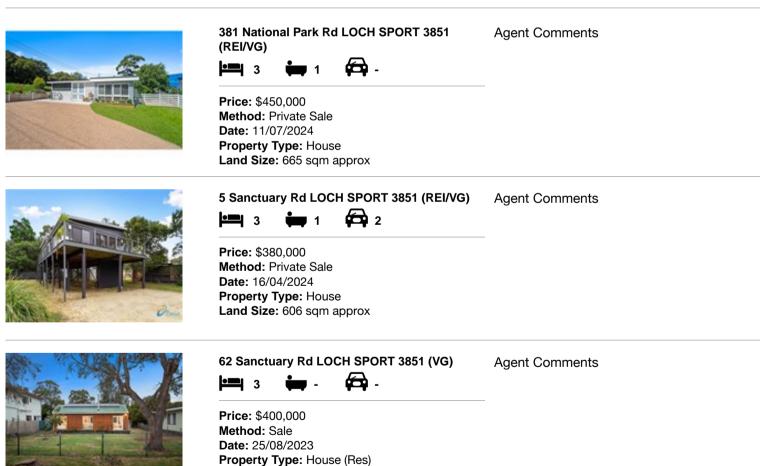




Property Type: House Land Size: 670 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$429,000 Median House Price Year ending June 2024: \$385,000

## **Comparable Properties**



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

Land Size: 809 sqm approx



propertydata

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