

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

29 Victoria Street, Loch Sport Vic 3851

Indicative selling price

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

Single price \$359,000

Median sale price

Median price \$310,000

Property Type House

Suburb Loch Sport

Period - From 01/01/2021

to 31/03/2021

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	37 Central Av LOCH SPORT 3851	\$342,000	22/01/2021
2	14 Central Av LOCH SPORT 3851	\$345,000	16/12/2020
3	53 Pelican St LOCH SPORT 3851	\$350,000	03/02/2020

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:

01/06/2021 14:13



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Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
\$359,000

Median House Price
March quarter 2021: \$310,000

Comparable Properties



37 Central Av LOCH SPORT 3851 (REI/VG)

Agent Comments

 4  1  4

Price: \$342,000

Method: Private Sale

Date: 22/01/2021

Property Type: House

Land Size: 532 sqm approx

14 Central Av LOCH SPORT 3851 (VG)

Agent Comments

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Price: \$345,000

Method: Sale

Date: 16/12/2020

Property Type: House (Res)

Land Size: 829 sqm approx

53 Pelican St LOCH SPORT 3851 (VG)

Agent Comments

 3  -  -

Price: \$350,000

Method: Sale

Date: 03/02/2020

Property Type: House (Res)

Land Size: 614 sqm approx