

# 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

414 National Park 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 \$600,000

### Median sale price

Median price \$297,500

Property Type House

Suburb Loch Sport

Period - From 19/06/2020

to 18/06/2021

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 eighteen 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	74 Lake St LOCH SPORT 3851	\$600,000	31/05/2021
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

19/06/2021 11:37



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 917 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$600,000  
**Median House Price**  
19/06/2020 - 18/06/2021: \$297,500

## Comparable Properties

74 Lake St LOCH SPORT 3851 (REI)

Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 31/05/2021  
**Property Type:** House  
**Land Size:** 656.70 sqm approx

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 eighteen months.