C Shell REAL ESTATE
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Statement of Information
Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	1 David Court, Loch Sport VIC 3851

Indicative selling price

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

Single price	$329,000

Median sale price

Median price	$225,000	*House	X	Suburb	Loch Sport
Period - From	01/01/2018	to	31/12/2018	Source	REIV

Comparable property sales

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. 28 Central Avenue, Loch Sport VIC 3851	$340,000	18/12/2018
2. 16 Pelican Street, Loch Sport VIC 3851	$335,000	13/12/2017
3. 30 Wattle Grove, Loch Sport VIC 3851	$322,500	18/12/2017