

## 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

38 Kookaburra Street, 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

\$40,000

### Median sale price

Median price

\$186,000

\*House

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Suburb  
or locality

Loch Sport

Source

Realestate.com.au

### 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. 63 Central Avenue, Loch Sport VIC 3851	\$42,000	01/03/17
2. 35 Banksia Street, Loch Sport VIC 3851	\$42,000	10/03/17
3. 9 Horder Street, Loch Sport VIC 3851	\$44,000	08/07/16