

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

12 Graham Street, LOCH SPORT VIC 3851

Indicative selling price

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

Single price

\$149,000

or range between

\$*

&

\$

Median sale price

Median price

\$186,000

*House

X

Suburb
or locality

Loch Sport

Period - From

to

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. 152 Wallaby Street, Loch Sport VIC 3851	\$149,000	10/11/2017
2. 13 Thriptomene Street, Loch Sport VIC 3851	\$148,000	07/04/2017
3. 35 Echidna Street, Loch Sport VIC 3851	\$148,000	27/04/2017

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.