

## 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 and  
postcode 6 Sanctuary 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 \$45,000

### Median sale price

Median price \$250,000

\*House ☒

Suburb Loch Sport

Period - From 01/04/2018 to 31/03/2019

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. 172 National Park Road, Loch Sport VIC 3851	\$42,000	29/03/2019
2. 4 Geoffrey Avenue, Loch Sport VIC 3851	\$45,000	21/03/2019
3. 77 Wallaby Street, Loch Sport VIC 3851	\$42,000	02/10/2018