

## 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

7 Thriptomene 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

\$270,000

### Median sale price

Median price

\$220,000

\*House

X

Suburb

Loch Sport

Period - From

01/10/2017

to

30/09/2018

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. 13 Thriptomene Street, Loch Sport VIC 3851	\$250,000	17/09/2018
2. 6 Wilhelm Street, Loch Sport VIC 3851	\$255,000	26/10/2017
3. 40 – 42 Wattle Grove, Loch Sport VIC 3851	\$264,000	01/10/2018