

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

46 Pelican Street, Loch Sport VIC 3851

Indicative selling price

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

Single price

\$239,000

Median sale price

Median price

\$250,000

*House

X

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. 120 Toorak Avenue, Loch Sport VIC 3851 | \$235,000 | 25/05/2018 |
| 2. 48 Fisher Parade, Loch Sport VIC 3851 | \$240,000 | 23/03/2018 |
| 3. 4 Sandra Court, Loch Sport VIC 3851 | \$230,000 | 17/09/2018 |