C Shell REAL ESTATE
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# 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<br>Including suburb or locality and postcode | 22 Kookaburra Street, Loch Sport VIC 3851 |

## Indicative selling price

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

| | |
|---|---|
| Single price | $265,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $186,000 | *House | X | Suburb or locality | Loch Sport |
| 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. 6 National Park Road, Loch Sport VIC 3851 | $260,000 | 17/07/2017 |
| 2. 6 Wilhelm Street, Loch Sport VIC 3851 | $255,000 | 26/10/2017 |
| 3. 6 Marina Drive, Loch Sport VIC 3851 | $280,000 | 20/10/2017 |