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 Including suburb or locality and postcode	31 Central Avenue, LOCH SPORT VIC 3851

Indicative selling price

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

Single price	$277,000	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. 120 Wallaby Street, Loch Sport VIC 3851	$290,000	23/08/2017
2. 19 Wattle Grove, Loch Sport VIC 3851	$308,500	18/08/2017
3. 77 The Boulevard, Loch Sport VIC 3851	$287,000	22/12/2016

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.