C Shell REAL ESTATE
03 5146 0946 | 0407 460 936 | rachelle@cshellrealestate.com.au

Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	29 Sanctuary Road, Loch Sport VIC 3851

Indicative selling price

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

Single price	$62,500

Median sale price

Median price	$243,000	*House	X	Suburb	Loch Sport
Period - From	16/01/2019	to	15/01/2020	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 Catherine Court, Loch Sport Vic 3851	$55,000	23/09/2019
2. 8 Leon Street, Loch Sport VIC 3851	$60,000	20/06/2019
3. 142 National Park Road, Loch Sport Vic 3851	$60,000	04/03/2020

This Statement of Information was prepared on: 13/03/2020