

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

23 Holmes Street, Loch Sport VIC 3851

Indicative selling price

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

Single price	\$489,000
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Median sale price

Median price	\$186,000	*House	<input checked="" type="checkbox"/>	Suburb or locality	Loch Sport
Period - From	01/01/2017	to	31/03/2018	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. 31 Marina Drive, Loch Sport VIC 3851	\$510,000	11/08/2017
2. 29 Cove Street, Loch Sport VIC 3851	\$365,000	07/03/2017
3. 4 Basin Boulevard, Loch Sport VIC 3851	\$386,500	25/10/2016