

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
Including suburb and
postcode

207 NATIONAL PARK ROAD LOCH SPORT VIC 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$449,000

&

\$493,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Loch Sport

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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

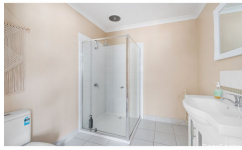
Date of sale

44 WATTLE GROVE LOCH SPORT VIC 3851	\$495,000	08-Mar-24
15-17 COVE STREET LOCH SPORT VIC 3851	\$510,000	22-Nov-23
29 PELICAN STREET LOCH SPORT VIC 3851	\$450,000	29-May-23

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.~~

This Statement of Information was prepared on: 15 May 2024



44 WATTLE GROVE LOCH SPORT VIC 3851

3 2 -

Sold Price

\$495,000

Sold Date **08-Mar-24**

Distance **0.78km**



15-17 COVE STREET LOCH SPORT VIC 3851

2 2 2

Sold Price

\$510,000

Sold Date **22-Nov-23**

Distance **2.13km**



29 PELICAN STREET LOCH SPORT VIC 3851

2 1 -

Sold Price

\$450,000

Sold Date **29-May-23**

Distance **0.92km**



72 SEAGULL DRIVE LOCH SPORT VIC 3851

2 1 2

Sold Price

Sold Date **16-Dec-22**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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