

# 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 or  
locality and postcode

44 Wattle Grove, Loch Sport Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$520,000

### Median sale price

Median price \$400,000

Property Type House

Suburb Loch Sport

Period - From 01/10/2022

to 30/09/2023

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	79 Wattle Gr LOCH SPORT 3851	\$550,000	25/01/2023
2	42 Kookaburra St LOCH SPORT 3851	\$550,000	12/05/2022
3	19 Thriptomene St LOCH SPORT 3851	\$515,000	16/05/2022

**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:

24/10/2023 14:32

Ferg Horan  
5144 4333  
0417 123 162  
fhoran@chalmer.com.au



 3    2    1

**Property Type:** House  
**Land Size:** 507 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$520,000  
**Median House Price**  
Year ending September 2023: \$400,000

## Comparable Properties



**79 Wattle Gr LOCH SPORT 3851 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 25/01/2023  
**Property Type:** House  
**Land Size:** 569 sqm approx



**42 Kookaburra St LOCH SPORT 3851 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 12/05/2022  
**Property Type:** House  
**Land Size:** 521 sqm approx



**19 Thriptomene St LOCH SPORT 3851 (REI/VG)**

**Agent Comments**

 3    1    3

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 16/05/2022  
**Property Type:** House  
**Land Size:** 609 sqm approx

**Account - Graham Chalmer Sale** | P: 03 5144 4333 | F: 03 5144 6690