

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 59 Wallaby Street, Loch Sport Vic 3851
Including suburb or locality and postcode

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$392,500

Property Type House

Suburb Loch Sport

Period - From 01/04/2023

to 31/03/2024

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	89 Wattle Gr LOCH SPORT 3851	\$650,000	30/04/2024
2	27 Fisher Pde LOCH SPORT 3851	\$625,000	10/05/2023
3	31 The Boulevard LOCH SPORT 3851	\$590,000	14/04/2023

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:

20/06/2024 20:13



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1602 sqm approx
Agent Comments

Indicative Selling Price
\$620,000
Median House Price
Year ending March 2024: \$392,500

Comparable Properties



89 Wattle Gr LOCH SPORT 3851 (REI/VG)

Agent Comments

 4  2  2

Price: \$650,000
Method: Private Sale
Date: 30/04/2024
Property Type: House
Land Size: 569 sqm approx



27 Fisher Pde LOCH SPORT 3851 (REI/VG)

Agent Comments

 4  2  5

Price: \$625,000
Method: Private Sale
Date: 10/05/2023
Property Type: House
Land Size: 707 sqm approx



31 The Boulevard LOCH SPORT 3851 (REI/VG) **Agent Comments**

 4  1  3

Price: \$590,000
Method: Private Sale
Date: 14/04/2023
Property Type: House
Land Size: 734 sqm approx

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