



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	119 National Park Road, Loch Sport Vic 3851
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality

Period - From to Source

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 eighteen 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	218 National Park Rd LOCH SPORT 3851	\$280,000	15/11/2016
2	6 National Park Rd LOCH SPORT 3851	\$260,000	03/05/2017
3	381 National Park Rd LOCH SPORT 3851	\$253,000	09/01/2017

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 eighteen months.~~

**Rooms:****Property Type:** House (Res)**Land Size:** 669 sqm approx

Agent Comments

Indicative Selling Price

\$245,000 - \$269,500

Median House Price

Year ending September 2017: \$186,000

This house is in a fantastic location and is very low maintenance. You can also enjoy being quite self sufficient using your own fruit and veggies from the yard to cook up a meal in your renovated kitchen. Oodles of storage for boats, caravans and cars.

Comparable Properties

218 National Park Rd LOCH SPORT 3851 (VG) Agent Comments

**Price:** \$280,000**Method:** Sale**Date:** 15/11/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 1230 sqm approx

6 National Park Rd LOCH SPORT 3851 (VG) Agent Comments

**Price:** \$260,000**Method:** Sale**Date:** 03/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 583 sqm approx

381 National Park Rd LOCH SPORT 3851 (REI/VG) Agent Comments

**Price:** \$253,000**Method:** Private Sale**Date:** 09/01/2017**Rooms:** 8**Property Type:** House**Land Size:** 665 sqm approx