C Shell REAL ESTATE
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# 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 | 57 Fisher Parade, Loch Sport VIC 3851 |

## Indicative selling price

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

| | |
|---|---|
| Single price | $445,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $243,000 | *House | X | Suburb | Loch Sport |
| Period - From | 16/01/2019 | to | 15/01/2020 | 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. 28 Banksia Street, Loch Sport VIC 3851 | $379,000 | 15/05/2020 |
| 2. 51 – 53 Seagull Drive, Loch Sport VIC 3851 | $390,000 | 07/02/2020 |
| 3. 14 Toorak Avenue, Loch Sport VIC 3851 | $380,000 | 06/03/2020 |

This Statement of Information was prepared on: 26/03/2020