

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

51 Goodlett Avenue, Loch Sport Vic 3851

Indicative selling price

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

Single price

\$49,000

Median sale price

Median price

\$243,000

Property Type

House

Suburb

Loch Sport

Period - From

24/01/2019

to

23/01/2020

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	21 Goodlett Av LOCH SPORT 3851	\$46,000	30/05/2019
2	77 Goodlett Av LOCH SPORT 3851	\$45,000	18/07/2019
3	15 Elizabeth Ct LOCH SPORT 3851	\$45,000	15/10/2018

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:

24/01/2020 13:46



Property Type: House (Previously Occupied - Detached)

Land Size: 532 sqm approx

Agent Comments

Indicative Selling Price

\$49,000

Median House Price

24/01/2019 - 23/01/2020: \$243,000

Comparable Properties



21 Goodlett Av LOCH SPORT 3851 (VG)

Agent Comments



Price: \$46,000

Method: Sale

Date: 30/05/2019

Property Type: Land

Land Size: 534 sqm approx

77 Goodlett Av LOCH SPORT 3851 (VG)

Agent Comments



Price: \$45,000

Method: Sale

Date: 18/07/2019

Property Type: Land

Land Size: 614 sqm approx



15 Elizabeth Ct LOCH SPORT 3851 (VG)

Agent Comments



Price: \$45,000

Method: Sale

Date: 15/10/2018

Property Type: Land

Land Size: 783 sqm approx