

## 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 22 Bluff Drive, Loch Sport 3851

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

Single price \$405,000

**Median sale price**

Median price \$250,000

\*House X

Suburb Loch Sport

Period - From 01/07/2018 to 30/06/2019

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
1.23 Holmes Street, Loch Sport 3851	\$400,000	15/11/2019
2.21 Holmes Street, Loch Sport 3851	\$390,000	15/01/2020
3.94 The Boulevard, Loch Sport 3851	\$385,000	01/04/2019

This Statement of Information was prepared on: 20<sup>th</sup> December 2019