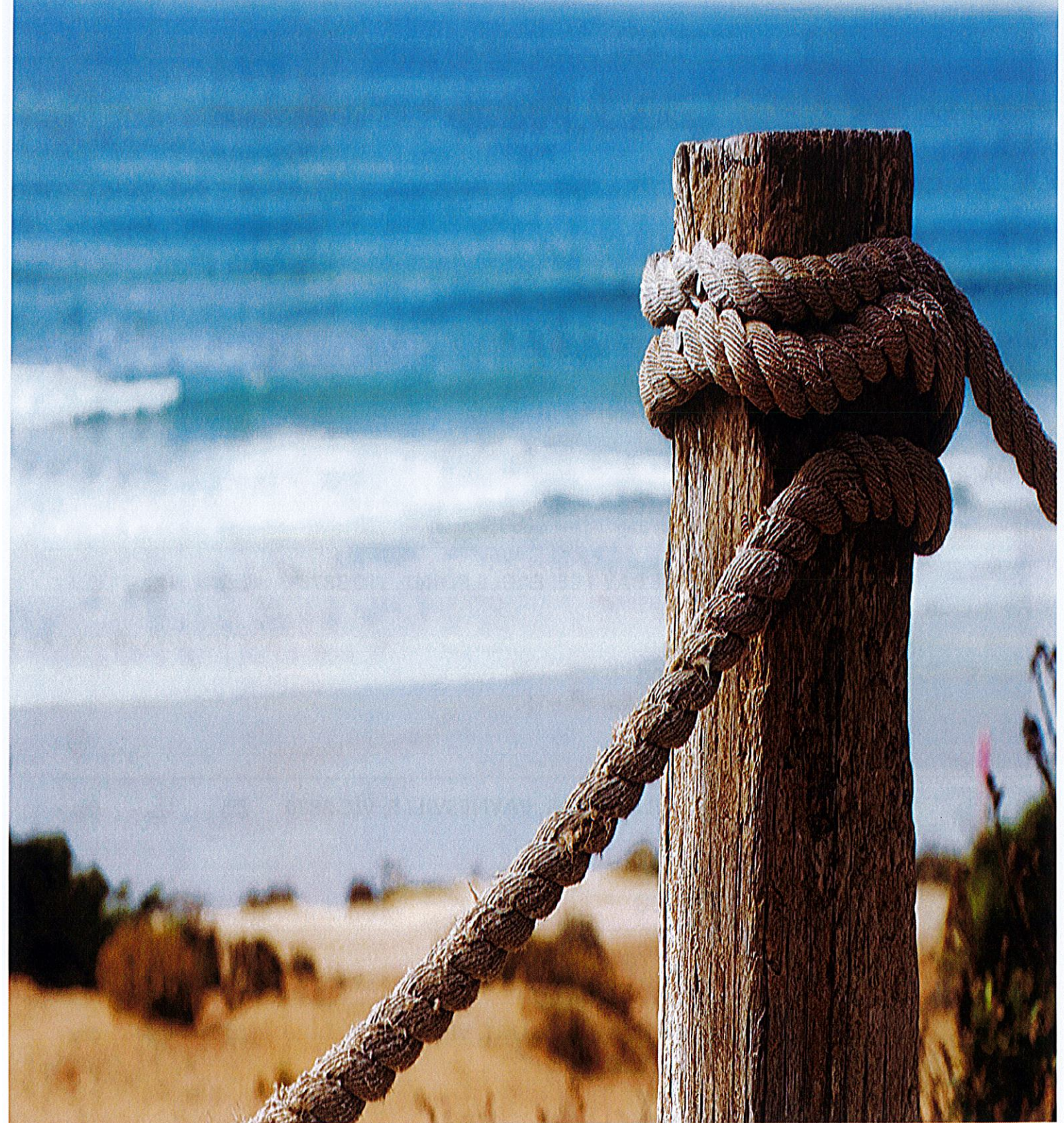


STATEMENT OF INFORMATION

21 SEAGULL DRIVE, LOCH SPORT, VIC 3851

PREPARED BY MARK HURST, HEART PROPERTY, PHONE: 0409 442 532



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 SEAGULL DRIVE, LOCH SPORT, VIC



Indicative Selling Price

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

Price Range: **\$227,000 to \$250,000**

Provided by: Mark Hurst, Heart Property

MEDIAN SALE PRICE



LOCH SPORT, VIC, 3851

Suburb Median Sale Price (Vacant Land)

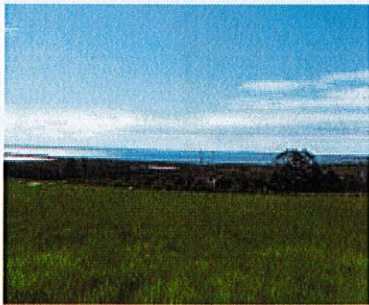
\$70,000

01 July 2020 to 30 June 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



18 EAGLE BAY TCE, EAGLE POINT, VIC 3878

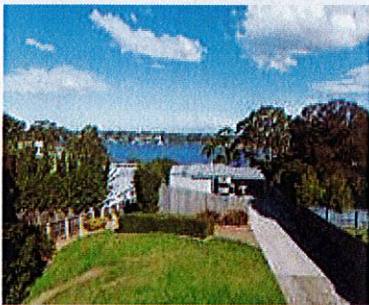


Sale Price

\$269,000

Sale Date: 19/02/2021

Distance from Property: 18km



113 NEWLANDS DR, PAYNESVILLE, VIC 3880



Sale Price

\$239,000

Sale Date: 10/03/2021

Distance from Property: 16km



68 LAKE ST, LOCH SPORT, VIC 3851



Sale Price

\$210,000

Sale Date: 21/03/2021

Distance from Property: 2.3km



This report has been compiled on 16/08/2021 by Heart Property . Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

21 SEAGULL DRIVE, LOCH SPORT, VIC 3851

Indicative selling price

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

Price Range: \$227,000 to \$250,000

Median sale price

Median price

\$70,000

Property type

Vacant Land

Suburb

LOCH SPORT

Period

01 July 2020 to 30 June 2021

Source



Comparable property sales

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
18 EAGLE BAY TCE, EAGLE POINT, VIC 3878	\$269,000	19/02/2021
113 NEWLANDS DR, PAYNESVILLE, VIC 3880	\$239,000	10/03/2021
68 LAKE ST, LOCH SPORT, VIC 3851	\$210,000	21/03/2021

This Statement of Information was prepared on: 16/08/2021

