

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 and
postcode

9 PELICAN STREET LOCH SPORT VIC 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Loch Sport

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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

31 PELICAN STREET LOCH SPORT VIC 3851	\$699,000	17-Jun-23
57 TOORAK AVENUE LOCH SPORT VIC 3851	\$700,000	01-Mar-23
24 VICTORIA STREET LOCH SPORT VIC 3851	\$780,000	08-Oct-23

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: 01 August 2024



31 PELICAN STREET LOCH SPORT VIC 3851

Sold Price

\$699,000

Sold Date

17-Jun-23



4



3



3

Distance

0.17km



57 TOORAK AVENUE LOCH SPORT VIC 3851

Sold Price

\$700,000

Sold Date

01-Mar-23



4



2



-

Distance

0.5km



24 VICTORIA STREET LOCH SPORT VIC 3851

Sold Price

\$780,000

Sold Date

08-Oct-23



4



3



4

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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