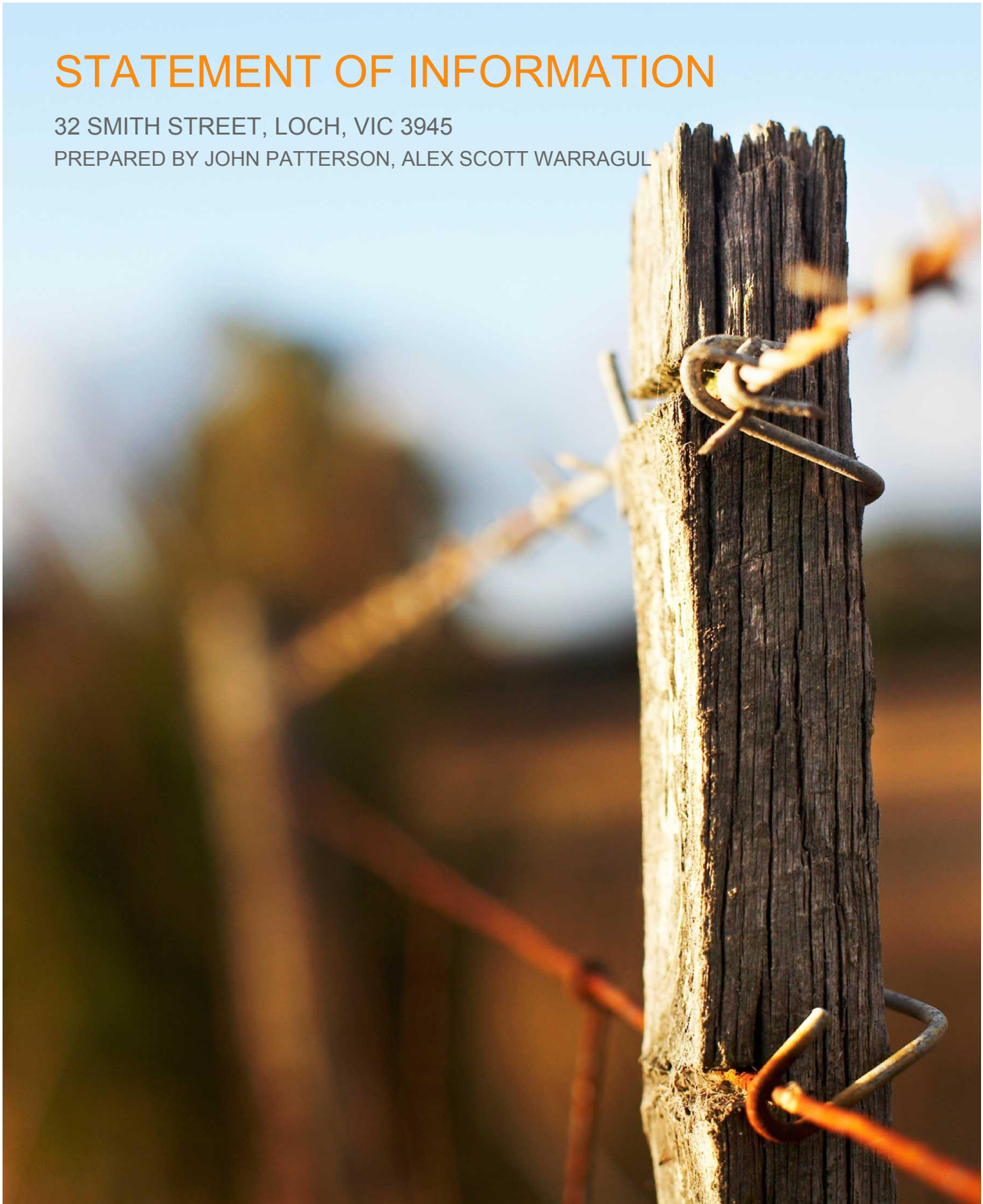


STATEMENT OF INFORMATION

32 SMITH STREET, LOCH, VIC 3945

PREPARED BY JOHN PATTERSON, ALEX SCOTT WARRAGUL



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**32 SMITH STREET, LOCH, VIC 3945**

3 bedrooms, 1 bathroom, 2 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$220,000 to \$240,000**

Provided by: John Patterson, Alex Scott Warragul

MEDIAN SALE PRICE

**LOCH, VIC, 3945**

Suburb Median Sale Price (House)

\$407,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**14 QUEEN ST, LOCH, VIC 3945**

3 bedrooms, 1 bathroom, 2 cars

Sale Price

\$282,500

Sale Date: 24/02/2017

Distance from Property: 335m

**19 CLARENCE ST, LOCH, VIC 3945**

2 bedrooms, 1 bathroom, 3 cars

Sale Price

\$300,000

Sale Date: 13/06/2017

Distance from Property: 118m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 SMITH STREET, LOCH, VIC 3945

Indicative selling price

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

Price Range: \$220,000 to \$240,000

Median sale price

Median price \$407,500

House

Unit

Suburb LOCH

Period 01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
14 QUEEN ST, LOCH, VIC 3945	\$282,500	24/02/2017
19 CLARENCE ST, LOCH, VIC 3945	\$300,000	13/06/2017