

# **STATEMENT OF INFORMATION**

196 PRINCES HIGHWAY, LAKES ENTRANCE, VIC 3909

PREPARED BY TAYLAH PAUL, LOCKWOOD REAL ESTATE, PHONE: 0429055937

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 196 PRINCES HIGHWAY, LAKES

5 1 4

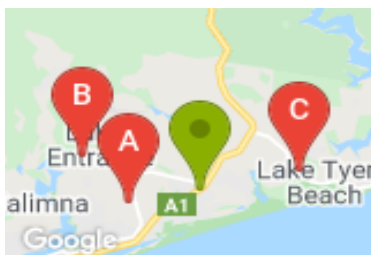
#### Indicative Selling Price

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

Price Range: **\$898,000 to \$898,000**

Provided by: Taylah Paul, Lockwood Real Estate

## MEDIAN SALE PRICE



### LAKES ENTRANCE, VIC, 3909

Suburb Median Sale Price (House)

**\$349,550**

01 January 2020 to 31 December 2020

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.



### 129 PALMERS RD, LAKES ENTRANCE, VIC 3909

5 3 4

Sale Price

**\*\*\$995,000**

Sale Date: 10/02/2021

Distance from Property: 1.9km



### 45 O'DONNELL DR, LAKES ENTRANCE, VIC

5 2 5

Sale Price

**\$740,000**

Sale Date: 21/09/2020

Distance from Property: 3.2km



### 339 LAKE TYERS BEACH RD, LAKE TYERS

4 2 2

Sale Price

**\*\*\$495,000**

Sale Date: 11/01/2021

Distance from Property: 2.7km



This report has been compiled on 12/02/2021 by Lockwood Real Estate. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://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 1980

**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.

### Property offered for sale

Address  
Including suburb and

196 PRINCES HIGHWAY, LAKES ENTRANCE, VIC 3909

### Indicative selling price

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

Price Range: \$898,000 to \$898,000

### Median sale price

Median price

\$349,550

Property type

House

Suburb

LAKES ENTRANCE

Period

01 January 2020 to 31 December 2020

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

129 PALMERS RD, LAKES ENTRANCE, VIC 3909	**\$995,000	10/02/2021
45 O'DONNELL DR, LAKES ENTRANCE, VIC 3909	\$740,000	21/09/2020
339 LAKE TYERS BEACH RD, LAKE TYERS BEACH, VIC 3909	**\$495,000	11/01/2021

This Statement of Information was prepared

12/02/2021