

# 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 or  
locality and postcode

Lot 2 Alieca, Rise, Lakes Entrance

### Indicative selling price

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

Single price \$160,000

or range between \$\*

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\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$105,000

\*Land

\*

Suburb  
or locality Lakes Entrance

Period - From Feb 18

to Jan 19

Source RP DATA

### 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
1 125 Goldring Road, Lake Bunga	\$130,000	16/01/18
2 12 Moorabinda Court Lakes Entrance	\$ 120,000	16/1/18
3 62 Lake Bunga Beach Road, Lake Bunga	\$117,000	18/04/19

**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.