

## 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

109 Gold Ring Road Lake Bunga VIC 3909

### 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

\$193,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$145,000

Property type

Land

Suburb

Lake Bunga

Period-from

01 Jul 2020

to

30 Jun 2021

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

29 Norman Court Lakes Entrance VIC 3909	\$195,000	16-Jul-21
3 Kinkuna Court Lakes Entrance VIC 3909	\$190,000	09-Apr-21
12 Warfe Drive Lake Tyers Beach VIC 3909	\$195,000	29-Jan-21

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: 20 July 2021



**29 Norman Court Lakes Entrance  
VIC 3909**

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Sold Price

<sup>RS</sup> **\$195,000**

Sold Date

**16-Jul-21**

Distance

**1.63km**



**3 Kinkuna Court Lakes Entrance VIC  
3909**

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Sold Price

**\$190,000**

Sold Date

**09-Apr-21**

Distance

**1.91km**



**12 Warfe Drive Lake Tyers Beach  
VIC 3909**

 -  -  -

Sold Price

**\$195,000**

Sold Date

**29-Jan-21**

Distance

**3.88km**

RS = Recent sale

UN = Undisclosed Sale

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