

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

4 Lake Valley Way Newlands Arm VIC 3875

Indicative selling price

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

Single Price

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

House

Suburb

Newlands Arm

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

11 Springwood Rise Newlands Arm VIC 3875	\$463,000	03-Dec-20
1 Bishop View Paynesville VIC 3880	\$465,000	18-Nov-20
32 Aquabella Drive Eagle Point VIC 3878	\$470,000	23-Nov-20

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.~~

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Deborah Pearson

P 51566 766

M 0408 371 292

E deb.pearson@kingheath.com.au


11 Springwood Rise Newlands Arm VIC 3875

Sold Price

\$463,000

Sold Date

03-Dec-20


Distance

0.6km

1 Bishop View Paynesville VIC 3880

Sold Price

\$465,000

Sold Date

18-Nov-20


Distance

1.46km

32 Aquabella Drive Eagle Point VIC 3878

Sold Price

\$470,000

Sold Date

23-Nov-20


Distance

3.74km

RS = Recent sale

UN = Undisclosed Sale

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