

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

148 THORPES LANE LAKES ENTRANCE VIC 3909

Indicative selling price

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

Single Price

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Lakes Entrance

Period-from

01 Feb 2024

to

31 Jan 2025

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

1 MORKHAM COURT LAKES ENTRANCE VIC 3909	\$525,000	14-Aug-24
3 DALY STREET LAKE BUNGA VIC 3909	\$525,000	09-Apr-24
17 HARDIE STREET LAKES ENTRANCE VIC 3909	\$580,000	15-Oct-24

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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Shaun Carr
 P 03 5153 2929
 M 0455 540 207
 E shaun.carr@obre.com.au



**1 MORKHAM COURT LAKES
 ENTRANCE VIC 3909**

 3  2  2

Sold Price **\$525,000** Sold Date **14-Aug-24**

Distance **0.27km**



**3 DALY STREET LAKE BUNGA VIC
 3909**

 3  2  -

Sold Price

Sold Date **09-Apr-24**

Distance **1.84km**



**17 HARDIE STREET LAKES
 ENTRANCE VIC 3909**

 3  2  4

Sold Price

\$580,000 Sold Date **15-Oct-24**

Distance **2.57km**

RS = Recent sale UN = Undisclosed Sale

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