

## 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

38 Lake Shore Drive Newlands Arm VIC 3875

### 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

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Newlands Arm

Period-from

01 Mar 2019

to

29 Feb 2020

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

6 Lake Fair Rise Newlands Arm VIC 3875	\$545,000	16-May-19
8 Wisteria Place Paynesville VIC 3880	\$595,000	23-Mar-18
9 River Gum Close Eagle Point VIC 3878	\$645,000	07-Oct-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.~~

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Adam Bloem  
P 03 5153 2929  
M 0400 803 653  
E adam.bloem@eldersrealestate.com.au



**6 Lake Fair Rise Newlands Arm VIC** Sold Price **\$545,000** Sold Date **16-May-19**  
**3875**

4 2 4

Distance **0.24km**

#### Notes from your agent

3 year old home with three bedrooms plus study, two living areas, stylish kitchen with 900mm oven / 6 burner cooker and walk in pantry, feature stacker doors to outdoor entertaining area, fully ducted zoned heating and cooling system, double garage + 6 x 6 metre shed, fully landscaped gardens with pergola



**8 Wisteria Place Paynesville VIC** Sold Price **\$595,000** Sold Date **23-Mar-18**  
**3880**

4 2 2

Distance **2.47km**



**9 River Gum Close Eagle Point VIC** Sold Price **\$645,000** Sold Date **07-Oct-19**  
**3878**

4 2 5

Distance **3.87km**

RS = Recent sale      UN = Undisclosed Sale

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