



# STATEMENT OF INFORMATION

133 LAKE STREET, EDENHOPE, VIC 3318

PREPARED BY CODY EFFRETT , RAY WHITE HORSHAM, PHONE: +61 477942026



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**133 LAKE STREET, EDENHOPE, VIC 3318**

 3  -  -

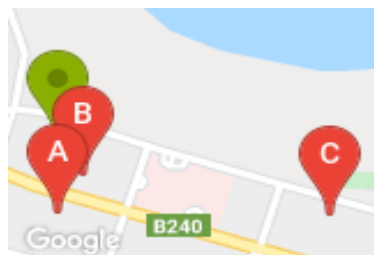
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$249,000**

Provided by: Cody Effrett , Ray White Horsham

## MEDIAN SALE PRICE



**EDENHOPE, VIC, 3318**

Suburb Median Sale Price (House)

**\$210,000**

01 January 2021 to 31 December 2021

Provided by: 

## COMPARABLE PROPERTIES

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.



**143 ELIZABETH ST, EDENHOPE, VIC 3318**

 3  1  1

Sale Price

**\*\$215,000**

Sale Date: 13/12/2021

Distance from Property: 136m



**142 ELIZABETH ST, EDENHOPE, VIC 3318**

 3  1  2

Sale Price

**\$235,000**

Sale Date: 15/11/2021

Distance from Property: 78m



**93 LAKE ST, EDENHOPE, VIC 3318**

 3  1  2

Sale Price

**\$360,000**

Sale Date: 01/11/2021

Distance from Property: 468m



This report has been compiled on 08/03/2022 by Ray White Horsham. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

133 LAKE STREET, EDENHOPE, VIC 3318

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$249,000

### Median sale price

Median price

\$210,000

Property type

House

Suburb

EDENHOPE

Period

01 January 2021 to 31 December 2021

Source

pricfinder

### Comparable property sales

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

143 ELIZABETH ST, EDENHOPE, VIC 3318	*\$215,000	13/12/2021
142 ELIZABETH ST, EDENHOPE, VIC 3318	\$235,000	15/11/2021
93 LAKE ST, EDENHOPE, VIC 3318	\$360,000	01/11/2021

This Statement of Information was prepared on:

08/03/2022