

## 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

300 Lake View Road Koroit VIC 3282

### 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

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Other

Suburb

Koroit

Period-from

01 May 2019

to

30 Apr 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

31A Tarhook Road Warrnambool VIC 3280	\$670,000	29-Nov-19
8 Rayner Court Warrnambool VIC 3280	\$652,500	09-Apr-19
158 Skene Street Warrnambool VIC 3280	\$635,000	21-Jan-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.~~

This Statement of Information was prepared on: 15 May 2020



**31A Tarhook Road Warrnambool VIC 3280**

Sold Price **\$670,000** Sold Date **29-Nov-19**

3 2 2

Distance **10.41km**



**8 Rayner Court Warrnambool VIC 3280**

Sold Price **\$652,500** Sold Date **09-Apr-19**

3 2 2

Distance **11.98km**



**158 Skene Street Warrnambool VIC 3280**

Sold Price **\$635,000** Sold Date **21-Jan-20**

3 2 2

Distance **13.7km**

RS = Recent sale

UN = Undisclosed Sale

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