

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 PANORAMIC DRIVE 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

\$485,000

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 Aug 2023

to

31 Jul 2024

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

4 SURF COURT LAKES ENTRANCE VIC 3909	\$485,000	12-Oct-23
34 MCCULLOUGH STREET LAKES ENTRANCE VIC 3909	\$510,000	01-Mar-23
153 GOLF LINKS ROAD LAKES ENTRANCE VIC 3909	\$470,000	20-Jul-23

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: 05 August 2024



**4 SURF COURT LAKES ENTRANCE
VIC 3909**

3 2 2

Sold Price

\$485,000

Sold Date

12-Oct-23

Distance

0.12km



**34 MCCULLOUGH STREET LAKES
ENTRANCE VIC 3909**

3 2 6

Sold Price

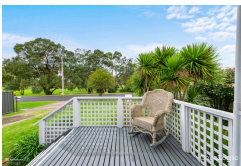
\$510,000

Sold Date

01-Mar-23

Distance

0.17km



**153 GOLF LINKS ROAD LAKES
ENTRANCE VIC 3909**

3 1 5

Sold Price

\$470,000

Sold Date

20-Jul-23

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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