



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**62 Albatross Road,  
KALIMNA 3909**

House

3 beds

1 baths

2 parking

### Indicative selling price

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

**Range \$320,000 - \$340,000**

### Median sale price

Median **House** for **KALIMNA** for period **Jun 2018 - Jul 2018**

Sourced from **rp data**.

**\$285,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>52 Albatross Road,</b> Kalimna 3909	Price <b>\$338,000</b> Sold 03 May 2018
<b>57 Albatross Road,</b> Kalimna 3909	Price <b>\$315,000</b> Sold 16 January 2018
<b>32 Albatross Road,</b> Kalimna 3909	Price <b>\$302,000</b> Sold 15 January 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from **rp data**.

### Elders Real Estate Lakes Entrance & Metung

335 Esplanade,  
Lakes Entrance VIC 3909

### Contact agents



**Tracie Louise  
Elders**

03 5155 3133  
0455 404 244

[tracie.louise@eldersrealestate.com.au](mailto:tracie.louise@eldersrealestate.com.au)

