

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

409 Lake Road Newmerella VIC 3886

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

House

Suburb

Newmerella

Period-from

01 May 2020

to

30 Apr 2021

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

321 Mitchells Road Newmerella VIC 3886	\$470,000	04-Feb-21
13 McLaughlins Road Newmerella VIC 3886	\$435,000	30-Sep-20
541 Princes Highway Orbost VIC 3888	\$353,000	21-Jan-21

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: 31 May 2021



321 Mitchells Road Newmerella VIC 3886

Sold Price

\$470,000

Sold Date

04-Feb-21



4



2



2

Distance

2.64km



13 McLaughlins Road Newmerella VIC 3886

Sold Price

\$435,000

Sold Date

30-Sep-20



4



2



2

Distance

5.53km



541 Princes Highway Orbost VIC 3888

Sold Price

\$353,000

Sold Date

21-Jan-21



3



2



1

Distance

6.75km

RS = Recent sale

UN = Undisclosed Sale

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