# 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

383 Lakeside Drive Lake Boga VIC 3584

#### Indicative selling price

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

Single Price	\$970,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$211,500	Prop	erty type		House	Suburb	Lake Boga
Period-from	01 Oct 2019	to	30 Sep 2	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
371 Lakeside Drive Lake Boga VIC 3584	\$582,500	29-Jan-19
363 Lakeside Drive Lake Boga VIC 3584	\$410,000	31-Aug-19
355 Lakeside Drive Lake Boga VIC 3584	\$345,000	02-Nov-18

#### 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: 01 October 2020



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Distance

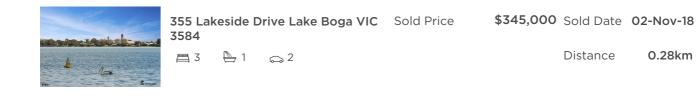
0.28km



	371 Lak 3584	eside D	rive Lake Boga VIC	Sold Price	\$582,500	Sold Date	29-Jan-19
Cortege		2				Distance	0.12km



363 Lakeside Drive Lake Boga VIC 3584			Sold Price	\$410,000	Sold Date	31-Aug-19
昌 3	1	⇔1			Distance	0.19km





19 Lako 3584	eside Dr	ive Lake Boga VIC	Sold Price	\$462,000 Sold [	Date 12-Feb-19
酉 4	1	<u></u> ⇔ 2		Distar	nce <b>2.98km</b>

#### **RS** = Recent sale UN = Undisclosed Sale

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