

## 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

55 Lakeview Drive Lakes Entrance VIC 3909

### 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

or range  
between

\$140,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$131,000

Property type

Land

Suburb

Lakes Entrance

Period-from

01 Mar 2020

to

28 Feb 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

48 Nautilus Way Lakes Entrance VIC 3909	\$145,000	04-Aug-20
120 Myer Street Lakes Entrance VIC 3909	\$200,000	14-Oct-20
4 Tarra Drive Lakes Entrance VIC 3909	\$170,000	03-Dec-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: 31 March 2021



**48 Nautilus Way Lakes Entrance  
VIC 3909**

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Sold Price

**\$145,000**

Sold Date **04-Aug-20**

Distance

**0.64km**



**120 Myer Street Lakes Entrance VIC  
3909**

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Sold Price

**\$200,000**

Sold Date **14-Oct-20**

Distance

**0.67km**



**4 Tarra Drive Lakes Entrance VIC  
3909**

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Sold Price

<sup>RS</sup> **\$170,000** <sup>UN</sup>

Sold Date **03-Dec-20**

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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