

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

35 BAADES ROAD 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$238,750

Property type

Land

Suburb

Lakes Entrance

Period-from

01 Oct 2023

to

30 Sep 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

22 WEEKES ROAD LAKES ENTRANCE VIC 3909	\$437,500	25-Mar-24
349 LAKE TYERS BEACH ROAD LAKE TYERS BEACH VIC 3909	\$550,000	26-Apr-24
155 OLD ORBOST ROAD SWAN REACH VIC 3903	\$455,000	19-Apr-24

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: 21 October 2024

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**22 WEEKES ROAD LAKES
ENTRANCE VIC 3909**

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Sold Price **\$437,500** Sold Date **25-Mar-24**

Distance **4.94km**



**349 LAKE TYERS BEACH ROAD
LAKE TYERS BEACH VIC 3909**

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Sold Price **\$550,000** Sold Date **26-Apr-24**

Distance **7.13km**



**155 OLD ORBOST ROAD SWAN
REACH VIC 3903**

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Sold Price **\$455,000** Sold Date **19-Apr-24**

Distance **9.62km**

RS = Recent sale UN = Undisclosed Sale

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