

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

8 VIEW STREET 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Lakes Entrance

Period-from

01 Aug 2023

to

31 Jul 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

7 FERNDAL PARADE LAKES ENTRANCE VIC 3909	\$475,000	06-Oct-23
24 NAUTILUS WAY LAKES ENTRANCE VIC 3909	\$495,000	16-Apr-24
71 COATES ROAD LAKES ENTRANCE VIC 3909	\$475,000	22-Jul-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: 26 August 2024

Renee Shine
P 5155 6777
M 0418485498
E rshine@egre.com.au



**7 FERNDALE PARADE LAKES
ENTRANCE VIC 3909**

3 1 2

Sold Price **\$475,000** Sold Date **06-Oct-23**

Distance **0.17km**



**24 NAUTILUS WAY LAKES
ENTRANCE VIC 3909**

4 1 1

Sold Price **\$495,000** Sold Date **16-Apr-24**

Distance **0.88km**



**71 COATES ROAD LAKES
ENTRANCE VIC 3909**

4 2 1

Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **22-Jul-24**

Distance **1.21km**

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

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