

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

171 LAKE STREET EDENHOPE VIC 3318

Indicative selling price

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

Single Price

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$245,000

Property type

House

Suburb

Edenhope

Period-from

01 Jun 2022

to

31 May 2023

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 LAIDLAW AVENUE EDENHOPE VIC 3318	\$450,000	04-Oct-22
185 LAKE STREET EDENHOPE VIC 3318	\$512,500	05-Dec-22
3 WANNON AVENUE EDENHOPE VIC 3318	\$460,000	05-May-22

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: 05 June 2023



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48 LAIDLAW AVENUE EDENHOPE VIC 3318

Sold Price

\$450,000

Sold Date

04-Oct-22

3 2 1

Distance

0.13km



185 LAKE STREET EDENHOPE VIC 3318

Sold Price

\$512,500

Sold Date

05-Dec-22

4 2 2

Distance

0.19km



3 WANNON AVENUE EDENHOPE VIC 3318

Sold Price

\$460,000

Sold Date

05-May-22

4 2 3

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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