# 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

77 LAKE	STREET	<b>EDENHOPE</b>	VIC 3318
			10 00 10

### Indicative selling price

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

Single Price	\$320,000	<del>or range</del> <del>between</del>	&	
Median sale price				

(\*Delete house or unit as applicable)

Median Price	rice \$268,000 Prop		perty type House		Suburb Edenhope		
Period-from	01 Mar 2023	to	29 Feb 2	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	
75 LAKE STREET EDENHOPE VIC 3318	\$345,000	06-Feb-23	
169 LAKE STREET EDENHOPE VIC 3318	\$315,000	04-Jun-23	
136 ELIZABETH STREET EDENHOPE VIC 3318	\$309,000	10-May-23	

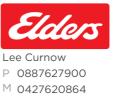
OR

**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: 25 March 2024



consumer.vic.gov.au



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	75 LAKE STREET EDENHOPE VIC   3318   □ 4 □ 2   □ 2		Sold Price	\$345,000	Sold Date	06-Feb-23
areLogic			⇔ 2			Distance



169 LAKE STREET EDENHOPE VIC		Sold Price	\$315,000	Sold Date	04-Jun-23	
圔 4	1	ç⊋ 3			Distance	1.04km



136 ELIZABETH STREET EDENHOPE VIC 3318 ■ 2 ► 1 ⇔ 1	Sold Price	\$309,000	Sold Date Distance	10-May-23 0.59km
101 LAKE STREET EDENHOPE VIC 3318	Sold Price	\$351,000	Sold Date	03-May-23
🛱 3 👆 1 😞 1			Distance	0.36km



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