Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address	
Including suburb or	32 Stirling Drive, Lakes Entrance VIC 3909
locality and postcode	

Indicative selling price

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Single price	\$*648,000	or range between	\$*	&	\$
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Median sale price

Median price	\$490,000		Property typ	ne House		Suburb	Lakes Entrance
Period - From	September 2022	to	August 2023	Source	realestate.c	om	

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
1 64 Stirling Drive Lakes Entrance Vic 3909	\$ 595,000	22 July 2022
2 14 Morkham Court, Lakes Entrance VIC 3909	\$ 630,000	15 Feb 2023
3 80 Stirling Drive, Lakes Entrance VIC 3909	\$ 685,000	22 Oct 2022

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: Friday 22 September 2023





Comparable Sales

64 STIRLING DRIVE LAKES ENTRANCE VIC 3909

Sold Price \$595,000



 \blacksquare 3 $\stackrel{h}{\rightleftharpoons}$ 2 \rightleftharpoons 2 $\boxed{}$ 790m² $\boxed{}$ 144m² Year Built 1995 DOM Sold Date 22-Jul-22 Distance

First Listing \$630,000

Last Listing \$630,000



KES ENTRANCE VIC 3909

Sold Price \$630,000



 \blacksquare 3 \bigoplus 2 \bigcirc 2 $\boxed{1,421m^2}$ $\boxed{\square}$ -Year Built Distance 0.23km Sold Date 15-Feb-23

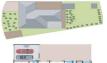
First Listing \$635,000

Last Listing \$635,000

80 STIRLING DRIVE LAKES ENTRANCE VIC 3909

Sold Price \$685,000







□ 3 □ 2 □ 871m² DOM 63 Year Built Sold Date 26-Oct-22 Distance 0.27km

First Listing \$720,000

Last Listing \$720,000

un = Undisclosed Sale