

# 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](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address   
Including suburb or locality and postcode

### Indicative selling price

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

Single price

or range between

&

### Median sale price

Median price

Property type

Suburb

Period - From

to

Source

### 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:

# Comparable Sales

64 STIRLING DRIVE LAKES ENTRANCE VIC 3909

**Sold Price \$595,000**








 3  2  2  790m<sup>2</sup>  144m<sup>2</sup>  
 Year Built 1995 DOM 54  
 Sold Date 22-Jul-22 Distance 0.3km  
 First Listing \$630,000  
 Last Listing \$630,000

2 14 MORKHAM C

KES ENTRANCE VIC 3909

**Sold Price \$630,000**








 3  2  2  1,421m<sup>2</sup>  -  
 Year Built DOM 36  
 Sold Date 15-Feb-23 Distance 0.23km  
 First Listing \$635,000  
 Last Listing \$635,000

3 80 STIRLING DRIVE LAKES ENTRANCE VIC 3909

**Sold Price \$685,000**



 3  2  2  871m<sup>2</sup>  -  
 Year Built DOM 63  
 Sold Date 26-Oct-22 Distance 0.27km  
 First Listing \$720,000  
 Last Listing \$720,000

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic