

## 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

205 LAKE STREET EDENHOPE VIC 3318

### 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

\$285,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$210,000

Property type

House

Suburb

Edenhope

Period-from

01 Sep 2021

to

31 Aug 2022

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

38 WANNON AVENUE EDENHOPE VIC 3318	\$260,000	18-May-22
28 WANNON AVENUE EDENHOPE VIC 3318	\$230,000	30-Aug-21
18 WANNON AVENUE EDENHOPE VIC 3318	\$229,000	05-Apr-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: 14 September 2022

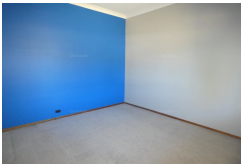


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**38 WANNON AVENUE EDENHOPE  
VIC 3318**

Sold Price **\$260,000** Sold Date **18-May-22**

3 1 4

Distance **0.15km**



**28 WANNON AVENUE EDENHOPE  
VIC 3318**

Sold Price **\$230,000** Sold Date **30-Aug-21**

3 1 3

Distance **0.16km**



**18 WANNON AVENUE EDENHOPE  
VIC 3318**

Sold Price **\$229,000** Sold Date **05-Apr-22**

3 1 -

Distance **0.21km**



**38 LAIDLAW AVENUE EDENHOPE  
VIC 3318**

Sold Price **\$310,000** Sold Date **16-Nov-21**

3 2 2

Distance **0.57km**



**171 ELIZABETH STREET EDENHOPE  
VIC 3318**

Sold Price **\$250,000** Sold Date **11-May-21**

3 1 5

Distance **0.72km**



**142 ELIZABETH STREET  
EDENHOPE VIC 3318**

Sold Price **\$235,000** Sold Date **15-Nov-21**

3 1 3

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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