

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

193 BEST STREET SEA LAKE VIC 3533

Indicative selling price

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

Single Price

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$189,000

Property type

House

Suburb

Sea Lake

Period-from

01 Oct 2022

to

30 Sep 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

55 EDUCATION LANE SEA LAKE VIC 3533	\$275,000	03-Jul-23
9 GEORGE STREET SEA LAKE VIC 3533	\$235,000	14-Nov-22
51 EDUCATION LANE SEA LAKE VIC 3533	\$350,000	21-Mar-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: 26 October 2023

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**55 EDUCATION LANE SEA LAKE
VIC 3533**

 2  1  -

Sold Price

\$275,000

Sold Date

03-Jul-23

Distance

0.14km



**9 GEORGE STREET SEA LAKE VIC
3533**

 3  1  -

Sold Price

\$235,000

Sold Date

14-Nov-22

Distance

0.27km



**51 EDUCATION LANE SEA LAKE
VIC 3533**

 3  1  2

Sold Price

\$350,000

Sold Date

21-Mar-23

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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