

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

41 CAPES ROAD LAKES ENTRANCE VIC 3909

Indicative selling price

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

Single Price

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Lakes Entrance

Period-from

01 Nov 2022

to

31 Oct 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

4 BRONSDON STREET LAKES ENTRANCE VIC 3909	\$470,000	13-Jun-23
3 HARDIE STREET LAKES ENTRANCE VIC 3909	\$410,000	22-Aug-23
6 TANJIL GROVE LAKES ENTRANCE VIC 3909	\$445,000	13-Jun-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: 02 November 2023



**4 BRONSDON STREET LAKES
 ENTRANCE VIC 3909**

 3  2  1

Sold Price **\$470,000** Sold Date **13-Jun-23**

Distance **0.22km**



**3 HARDIE STREET LAKES
 ENTRANCE VIC 3909**

 3  2  4

Sold Price **\$410,000** Sold Date **22-Aug-23**

Distance **0.45km**



**6 TANJIL GROVE LAKES
 ENTRANCE VIC 3909**

 2  2  4

Sold Price **\$445,000** Sold Date **13-Jun-23**

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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