

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

2/36 Bronsdon Street, LAKES ENTRANCE, VIC, 3909

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 230,000 or range between \$ & \$

Median sale price

Median price \$ 232,000 House Unit Suburb or locality LAKES ENTRANCE

Period - From 01/03/2018 to 01/03/2019 Source APM PriceFinder

Comparable property sales

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
6 ROWE STREET, LAKES ENTRANCE VIC 3909	\$ 257,000	12/12/2018
9 BILLS STREET, LAKES ENTRANCE VIC 3909	\$ 255,000	15/09/2018
23 ALEXANDRA AVENUE, KALIMNA VIC 3909	\$ 130,000	25/07/2018