

## 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

3/35 CARPENTER STREET LAKES ENTRANCE VIC 3909

### 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

\$480,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$225,000

Property type

Land

Suburb

Lakes Entrance

Period-from

01 Aug 2022

to

31 Jul 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

1/63 MYER STREET LAKES ENTRANCE VIC 3909	-	24-Aug-23
308/1 ESPLANADE LAKES ENTRANCE VIC 3909	\$435,000	01-Sep-22
4/44 ROADKNIGHT STREET LAKES ENTRANCE VIC 3909	\$470,000	09-Oct-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: 28 August 2023

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**1/63 MYER STREET LAKES  
ENTRANCE VIC 3909**

 2  1  1

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **24-Aug-23**

Distance **0.31km**



**308/1 ESPLANADE LAKES  
ENTRANCE VIC 3909**

 2  2  1

Sold Price

**\$435,000**

Sold Date **01-Sep-22**

Distance **1.57km**



**4/44 ROADKNIGHT STREET LAKES** Sold Price  
**ENTRANCE VIC 3909**

 2  1  1

**\$470,000**

Sold Date **09-Oct-22**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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