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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

1/142 Marine Parade Lakes Entrance VIC 3909

2 1 1

Indicative Selling Price

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

Single Price \$225,000

Median Sale Price

\$245,000 Units in Lakes entrance between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



**203/1 Esplanade Lakes Entrance
VIC 3909**

2 2 2

Sold Price **\$229,500** Sold Date **10-Oct-18**

Distance **0.45km**



**310/1 Esplanade Lakes Entrance
VIC 3909**

2 2 1

Sold Price **\$245,000** Sold Date **27-Mar-18**

Distance **0.45km**

**311/1 Esplanade Lakes Entrance VIC
3909**

2 - -

Sold Price **\$215,000** Sold Date **17-Jul-18**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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