

## 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 or  
locality and postcode

158 Montgomery Street, Lake Bolac Vic 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$110,000

&

\$115,000

### Median sale price

Median price

House

Unit

Suburb or locality

Lake Bolac

Period - From

to

Source

REIV

### 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 eighteen 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	2072 Glenelg Hwy LAKE BOLAC 3351	\$122,000	28/04/2016
2	2157 Glenelg Hwy LAKE BOLAC 3351	\$120,000	05/05/2016
3	2126 Glenelg Hwy LAKE BOLAC 3351	\$91,000	23/03/2016

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 eighteen months.~~

158 Montgomery Street, Lake Bolac Vic 3351

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**Indicative Selling Price**  
\$110,000 - \$115,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1010 sqm approx

**Agent Comments**

## Comparable Properties

**2072 Glenelg Hwy LAKE BOLAC 3351 (VG)**

**Agent Comments**



**Price:** \$122,000

**Method:** Sale

**Date:** 28/04/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1010 sqm approx



**2157 Glenelg Hwy LAKE BOLAC 3351 (VG)**

**Agent Comments**



**Price:** \$120,000

**Method:** Sale

**Date:** 05/05/2016

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 4100 sqm approx

**2126 Glenelg Hwy LAKE BOLAC 3351 (VG)**

**Agent Comments**



**Price:** \$91,000

**Method:** Sale

**Date:** 23/03/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1082 sqm approx