

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

8 Lakeside Drive, Cabarita VIC 3505

Indicative selling price

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

Single price \$ or range between \$345,000 & \$375,000

Median sale price

Median price \$318,000 Property type House Suburb Cabarita

Period - From April 2018 to April 2019 Source Price Finder

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
1 262 McEdward Street, Cabarita	\$300,000	27/07/18
2 239 McEdward Street, Cabarita	\$312,000	06/06/18
3 367 McEdward Street, Cabarita	\$370,000	07/03/18

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: 14 November 2019