

## 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

383 Lakeside Drive Lake Boga VIC 3584
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### 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 

\$970,000
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 or range between 

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### Median sale price

(\*Delete house or unit as applicable)

Median Price 

\$211,500
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 Property type 

House
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 Suburb 

Lake Boga
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Period-from 

01 Oct 2019
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 to 

30 Sep 2020
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 Source 

Corelogic
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### 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
371 Lakeside Drive Lake Boga VIC 3584	\$582,500	29-Jan-19
363 Lakeside Drive Lake Boga VIC 3584	\$410,000	31-Aug-19
355 Lakeside Drive Lake Boga VIC 3584	\$345,000	02-Nov-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: 01 October 2020



**371 Lakeside Drive Lake Boga VIC 3584** Sold Price **\$582,500** Sold Date **29-Jan-19**  
 Distance **0.12km**  
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**363 Lakeside Drive Lake Boga VIC 3584** Sold Price **\$410,000** Sold Date **31-Aug-19**  
 Distance **0.19km**  
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**355 Lakeside Drive Lake Boga VIC 3584** Sold Price **\$345,000** Sold Date **02-Nov-18**  
 Distance **0.28km**  
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**19 Lakeside Drive Lake Boga VIC 3584** Sold Price **\$462,000** Sold Date **12-Feb-19**  
 Distance **2.98km**  
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RS = Recent sale      UN = Undisclosed Sale

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