



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

5 Lake Street Rainbow Vic 3424

Indicative selling price

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

Price \$195,000

Median sale price

Median price \$219,500 *House ☒ *unit ☐ Suburb or locality Rainbow
Period - From 01/08/2024 to 31/07/2025 Source realestate.com.au

Comparable property sales

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. 1 Winifred Street Rainbow Vic 3424 | \$ 200,000 | 21/11/2024 |
| 2. 7 Queen Street Rainbow Vic 3424 | \$ 183,000 | 10/10/2024 |
| 3. 24 Railway Street Rainbow Vic 3424 | \$ 190,000 | 19/07/2024 |

This Statement of Information was prepared on: 04/08/2025