

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

10 LAKE VALLEY WAY NEWLANDS ARM VIC 3875

Indicative selling price

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

Single Price

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Newlands Arm

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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

4 LAKE VALLEY WAY NEWLANDS ARM VIC 3875	\$579,000	28-Oct-22
4 LAKE HAVEN AVENUE NEWLANDS ARM VIC 3875	\$675,000	20-Nov-22
71 COLONY CLUB DRIVE NEWLANDS ARM VIC 3875	\$700,000	24-Jan-23

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: 06 October 2023



**4 LAKE VALLEY WAY NEWLANDS
ARM VIC 3875**

 3  2  4

Sold Price

\$579,000

Sold Date

28-Oct-22

Distance

0.12km



**4 LAKE HAVEN AVENUE
NEWLANDS ARM VIC 3875**

 3  2  4

Sold Price

\$675,000

Sold Date

20-Nov-22

Distance

0.74km



**71 COLONY CLUB DRIVE
NEWLANDS ARM VIC 3875**

 3  2  5

Sold Price

\$700,000

Sold Date

24-Jan-23

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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