

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

18 St Glens Way, Lake Gardens Vic 3355

Indicative selling price

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

Range between \$1,395,000 & \$1,450,000

Median sale price

Median price \$783,500 Property Type House Suburb Lake Gardens

Period - From 01/01/2023 to 31/12/2023 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 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	14 St Cedars Gr LAKE GARDENS 3355	\$1,750,000	09/02/2023
2	10 The Boulevard LAKE WENDOUREE 3350	\$1,625,000	12/12/2023
3	7 Waterway Dr ALFREDTON 3350	\$1,325,000	04/12/2023

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:

23/01/2024 10:44



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Property Type: House
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
\$1,395,000 - \$1,450,000
Median House Price
Year ending December 2023: \$783,500

Comparable Properties



14 St Cedars Gr LAKE GARDENS 3355
(REI/VG)

Agent Comments

4 3 3

Price: \$1,750,000
Method: Private Sale
Date: 09/02/2023
Property Type: House
Land Size: 776 sqm approx



10 The Boulevard LAKE WENDOUREE 3350
(REI/VG)

Agent Comments

3 2 2

Price: \$1,625,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 557 sqm approx



7 Waterway Dr ALFREDTON 3350 (REI)

Agent Comments

5 2 2

Price: \$1,325,000
Method: Private Sale
Date: 04/12/2023
Property Type: House