## 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

48 Cinnamon Drive, Lake Gardens Vic 3355

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$685,000		&		\$715,000				
Median sale p	rice								
Median price	\$772,500	Pro	operty Type	Hous	se		Suburb	Lake Gardens	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3 Bellington Dr ALFREDTON 3350	\$683,500	19/10/2023
2	52 Lake Gardens Av LAKE GARDENS 3355	\$680,000	25/10/2023
3	46 Signature Dr ALFREDTON 3350	\$650,000	16/04/2024

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.

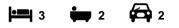
This Statement of Information was prepared on:

15/05/2024 10:20



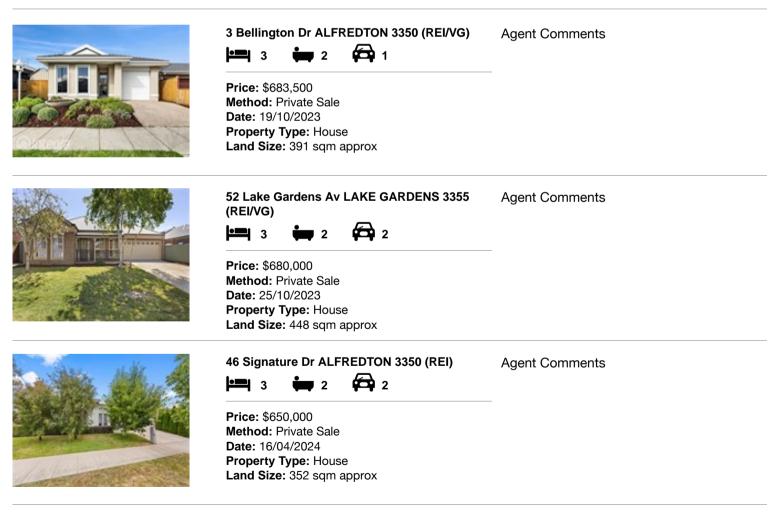






**Property Type:** House Land Size: 400 sqm approx Agent Comments Indicative Selling Price \$685,000 - \$715,000 Median House Price Year ending March 2024: \$772,500

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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