

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 48 Cinnamon Drive, Lake Gardens Vic 3355
Including suburb or locality and postcode

Indicative selling price

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

Range between \$685,000 & \$715,000

Median sale price

Median price \$772,500 Property Type House Suburb Lake Gardens

Period - From 01/04/2023 to 31/03/2024 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	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



3 2 2

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



3 Bellington Dr ALFREDTON 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$683,500
Method: Private Sale
Date: 19/10/2023
Property Type: House
Land Size: 391 sqm approx



52 Lake Gardens Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

3 2 2

Price: \$680,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 448 sqm approx



46 Signature Dr ALFREDTON 3350 (REI)

Agent Comments

3 2 2

Price: \$650,000
Method: Private Sale
Date: 16/04/2024
Property Type: House
Land Size: 352 sqm approx

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