

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### 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	33 Lake Gardens Av LAKE GARDENS 3355	\$735,000	14/11/2023
2	61 Lake Gardens Av LAKE GARDENS 3355	\$730,000	03/11/2023
3	52 Lake Gardens Av LAKE GARDENS 3355	\$680,000	25/10/2023

**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:



4   2   2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 633 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$645,000 - \$670,000  
**Median House Price**  
Year ending March 2024: \$772,500

## Comparable Properties



**33 Lake Gardens Av LAKE GARDENS 3355**  
(REI/VG)

Agent Comments

3   2   2

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 14/11/2023  
**Property Type:** House  
**Land Size:** 541 sqm approx



**61 Lake Gardens Av LAKE GARDENS 3355**  
(REI/VG)

Agent Comments

3   2   2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 03/11/2023  
**Property Type:** House  
**Land Size:** 612 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

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