

STATEMENT OF INFORMATION

76 LAKE GARDENS AVENUE, LAKE GARDENS, VIC 3355

PREPARED BY MCGRATH BALLARAT, 805 STURT STREET BALLARAT CENTRAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 LAKE GARDENS AVENUE, LAKE

4 2 4

Indicative Selling Price

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

Price Range: \$775,000 to \$795,000

MEDIAN SALE PRICE



LAKE GARDENS, VIC, 3355

Suburb Median Sale Price (House)

\$785,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



54 STIRLING DR, LAKE GARDENS, VIC 3355

4 2 2

Sale Price

***\$770,000**

Sale Date: 31/01/2024

Distance from Property: 414m



13 ST CHESTER AVE, LAKE GARDENS, VIC 3355

4 2 2

Sale Price

\$800,000

Sale Date: 12/10/2023

Distance from Property: 608m



21 ST SWINDONS AVE, LAKE GARDENS, VIC

4 2 3

Sale Price

\$785,000

Sale Date: 01/09/2023

Distance from Property: 647m



This report has been compiled on 07/02/2024 by McGrath Ballarat. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

76 LAKE GARDENS AVENUE, LAKE GARDENS, VIC 3355

Indicative selling price

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

Price Range: \$775,000 to \$795,000


Median sale price

Median price: \$785,000

Property type: House

Suburb: LAKE GARDENS

Period: 01 January 2023 to 31 December 2023

Source: 

Comparable property sales

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
54 STIRLING DR, LAKE GARDENS, VIC 3355	*\$770,000	31/01/2024
13 ST CHESTER AVE, LAKE GARDENS, VIC 3355	\$800,000	12/10/2023
21 ST SWINDONS AVE, LAKE GARDENS, VIC 3355	\$785,000	01/09/2023

This Statement of Information was prepared on: 07/02/2024