

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

11 St Michaels Place, Lake Gardens 3355

Indicative selling price

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

Single price \$* or range between \$660,000 & \$710,000

Median sale price

Median price \$435,000 *House *Unit Suburb or locality Lake Gardens

Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

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
8 Stirling Drive, Lake Gardens 3355	\$710,000	18/05/2017
16 Ayrvale Avenue, Lake Gardens 3355	\$650,000	14/12/2017
47 Lake Gardens Avune, Lake Gardens 3355	\$600,000	23/01/2017