

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

17 Lake Gardens Avenue, Lake Gardens 3355

Indicative selling price

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

Single price \$* or range between \$795,000 & \$830,000

Median sale price

Median price \$405,000 *House *Unit Suburb or locality Lake Gardens

Period - From 25/09/2016 to 25/09/2017 Source CoreLogic

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
4 St Aidens Drive, Lake Wendouree 3350	\$850,000	29/07/2016
21 Greenedge Drive, Alfredton 3350	\$975,000	06/03/2017
27 Evergreen Drive, Alfredton 3350	\$925,000	20/05/2017