



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1 Cinnamon Drive, LAKE GARDENS 3355

Indicative selling price

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

Range \$720,000 - \$750,000

Median sale price

Median **House** for **LAKE GARDENS** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

\$485,000

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

17 Lake Gardens Avenue, Lake Gardens 3355	Price \$800,000 Sold 14 June 2018
35 St Helens Avenue, Lake Gardens 3355	Price \$675,000 Sold 02 February 2018
5 St Glens Way, Lake Gardens 3355	Price \$935,000 Sold 23 June 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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