

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  House  Unit  Suburb or locality   
 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 eighteen 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	59 Stirling Dr LAKE GARDENS 3355	\$372,500	07/12/2016
2	31 Parbury Av LAKE GARDENS 3355	\$369,000	29/05/2017
3	11 Parbury Av LAKE GARDENS 3355	\$369,000	19/01/2017

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 eighteen months.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 327 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$360,000 - \$370,000  
**Median House Price**  
Year ending June 2017: \$432,500

## Comparable Properties



**59 Stirling Dr LAKE GARDENS 3355 (REI/VG)** Agent Comments



**Price:** \$372,500  
**Method:** Private Sale  
**Date:** 07/12/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 346 sqm approx



**31 Parbury Av LAKE GARDENS 3355 (REI/VG)** Agent Comments



**Price:** \$369,000  
**Method:** Private Sale  
**Date:** 29/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx



**11 Parbury Av LAKE GARDENS 3355 (REI)** Agent Comments



**Price:** \$369,000  
**Method:** Private Sale  
**Date:** 19/01/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 325 sqm approx