

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	6/45 Limetree Way, Lake Gardens Vic 3355						
ndicative selling price							

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

Range between \$400,000 & \$420,000	Range between	\$400,000	&	\$420,000
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Median sale price

Median price	\$575,000	Hou	ise X	Unit			Suburb	Lake Gardens
Period - From	01/01/2018	to	31/12/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	23 Limetree Way LAKE GARDENS 3355	\$465,500	16/10/2018
2	23 Norfolk Av LAKE GARDENS 3355	\$435,000	05/11/2018
3	28 Norfolk Av LAKE GARDENS 3355	\$405,000	02/11/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$400,000 - \$420,000 **Median House Price** Year ending December 2018: \$575,000







Agent Comments

The townhouse's located in the highly sought after boutique Botanica Estate represents a wonderful lifestyle opportunity, located within walking distance to Lake Wendouree, Wendouree Train Station, Stockland Shopping Centre and Prestigious Private Schools. The quality JG King Builds offer the idyllic low maintenance way of life, with the brand new builds ensuring you don't have to lift a finger, just simply move in!

Comparable Properties



23 Limetree Way LAKE GARDENS 3355 (REI/VG)



Price: \$465.500 Method: Private Sale Date: 16/10/2018

Rooms: -

Property Type: House Land Size: 420 sqm approx Agent Comments



23 Norfolk Av LAKE GARDENS 3355 (REI/VG)

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Price: \$435,000 Method: Private Sale Date: 05/11/2018

Rooms: -

Property Type: House Land Size: 380 sqm approx

Agent Comments

Agent Comments



28 Norfolk Av LAKE GARDENS 3355 (REI/VG)

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Price: \$405.000 Method: Private Sale Date: 02/11/2018

Rooms: -

Property Type: House Land Size: 300 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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