

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 1/45 Limetree Way, Lake Gardens Vic 3355

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$415,000 & \$435,000

#### Median sale price

Median price \$575,000 House 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.

	Address 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.

Matthew Wiltshire

5329 2500

0487000873

mwiltshire@hockingstuart.com.au

**Indicative Selling Price**

\$415,000 - \$435,000

**Median House Price**

Year ending December 2018: \$575,000



Rooms: 2

Property Type:

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)

Agent Comments



Price: \$465,500

Method: Private Sale

Date: 16/10/2018

Rooms: -

Property Type: House

Land Size: 420 sqm approx



23 Norfolk Av LAKE GARDENS 3355 (REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 05/11/2018

Rooms: -

Property Type: House

Land Size: 380 sqm approx



28 Norfolk Av LAKE GARDENS 3355 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 02/11/2018

Rooms: -

Property Type: House

Land Size: 300 sqm approx