



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 20 Lake Gardens Avenue, LAKE GARDENS 3355

Indicative selling price

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

Range \$435,000 - \$450,000

Median sale price

Median **House** for **LAKE GARDENS** for period **Jul 2018 - Jun 2019**

Sourced from REIV.

\$525,000

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.

8 Norfolk Avenue,
Lake Gardens 3355

Price **\$460,000** Sold 21
February 2019

102 Stirling Drive,
Lake Gardens 3355

Price **\$455,000** Sold 01
October 2018

23 Norfolk Avenue,
Lake Gardens 3355

Price **\$435,000** Sold 05
November 2018

This Statement of Information was prepared on 20th Sep 2019

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 REIV.

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Contact agents



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