

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

24 St Glens Way, Lake Gardens, VIC 3355

Indicative selling price

\$ 895,000 - \$965,000

Range between

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

Median sale price

Median price
\$ 605,000

House

*Delete house or unit as applicable

Suburb
LAKE GARDENS

Period
19/12/2017 - 19/06/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



716 STURT STREET
BALLARAT CENTRAL

4 2 4

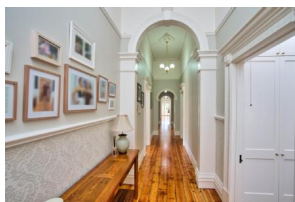
Normal Sale \$926,500
Date Sold 28/11/2018
Land 576 sqm



5 ST GLENS WAY
LAKE GARDENS

3 3 6

Normal Sale \$935,000
Date Sold 23/06/2018
Land 822 sqm



109 DRUMMOND STREET
BALLARAT CENTRAL

3 3 2

Normal Sale \$940,000
Date Sold 27/01/2018
Land 1012 sqm