## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
6 ZELKOVA PLACE LAKE GARDENS VIC 3355						
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
\$520,000	\$520,000		<del>or range</del> <del>between</del>		&	
Median sale price (*Delete house or unit as applicable)						
\$785,000	Property type			Other	Suburb	Lake Gardens
01 Jan 2023	to	to 31 Dec 2023		Source	e Corelogic	
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 18 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						
	6 ZELKOVA PI  se see consumer.vic \$520,000  pplicable) \$785,000  01 Jan 2023  sales (*Delete A properties sold with ht's representative of	6 ZELKOVA PLACE I  se see consumer.vic.gov.au \$520,000  pplicable)  \$785,000 Prop  01 Jan 2023 to  sales (*Delete A or B to properties sold within five- nt's representative consider	e see consumer.vic.gov.au/underquoti \$520,000 or rang between  \$785,000 Property type  01 Jan 2023 to 31 Dec 2  sales (*Delete A or B below as a properties sold within five kilometres on the representative considers to be most	6 ZELKOVA PLACE LAKE GARDENS  se see consumer.vic.gov.au/underquoting (*D  \$520,000  or range between  pplicable)  \$785,000  Property type  01 Jan 2023  to 31 Dec 2023  sales (*Delete A or B below as application properties sold within five kilometres of the pott's representative considers to be most comparison.	e see consumer.vic.gov.au/underquoting (*Delete single price \$520,000	6 ZELKOVA PLACE LAKE GARDENS VIC 3355  e see consumer.vic.gov.au/underquoting (*Delete single price or range \$520,000 or range between &  pplicable)  \$785,000 Property type Other Suburb  01 Jan 2023 to 31 Dec 2023 Source  sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the property for sale in the property for sale in the property for sale in the last of the property for sale in the prop

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 18 months.

This Statement of Information was prepared on: 05 January 2024



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