

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 28 Norfolk Avenue Lake Gardens

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$375,000 & \$410,000

Median sale price

Median price: \$610,000 House Suburb: Lake Gardens




Period - From: 01/10/2017 to 30/09/2018 Source: PDOL

Comparable property sales

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



31 Parbury Av LAKE GARDENS

3  2  1 

Ideal for commuters, busy professionals or retirees, walk to the station, Lake, YMCA, Botanical Gardens & multiple amenities.

Sold by Private Sale \$369,000

Date Sold 29/05/2017

Land 300 SqM



32 Ayrvale Av LAKE GARDENS




  

Sold by Private Sale \$390,000

Date Sold 20/10/2018



21 Norfolk Av LAKE GARDENS

3  2  2 

Situated with Lake Gardens and a short stroll to Lake Wendouree, Botanic Gardens, Train Station & a Coffee Shop

Sold by Private Sale \$431,000

Date Sold 05/02/2018

Land 380 SqM