

# STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address including suburb and postcode

**1 Faversham Avenue, Lake Gardens, VIC 3355**

## Indicative selling price

**\$ 550,000 - \$570,000**

Range between

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

## Median sale price

Median price  
**\$ 332,000**

**House**

\*Delete house or unit as applicable

Suburb  
**LAKE GARDENS**

Period  
**08/02/2018 - 08/08/2019**

Source  
**CoreLogic**

## 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



**21 FAVERSHAM AVENUE  
LAKE GARDENS**

3 2 2

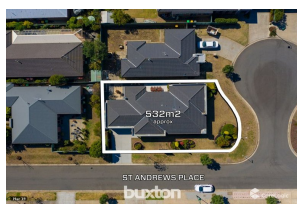
Normal Sale \$550,000  
Date Sold 29/04/2019  
Land 660 sqm



**66 LAKE GARDENS AVENUE  
LAKE GARDENS**

5 2 2

Private Treaty \$570,000  
Date Sold 19/02/2019  
Land 600 sqm



**42 ST ANDREWS PLACE  
LAKE GARDENS**

4 2 2

Normal Sale \$565,000  
Date Sold 28/03/2019  
Land 533 sqm

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