

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

36 St Chester Avenue 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)

Single price

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 or range between

\$1,290,000

 &

\$1,350,000

Median sale price

Median price

\$725,000

 Property type

House

 Suburb

Lake Gardens

Period - From

01-05-2021

 to

30-04-2022

 Source

Corelogic

Comparable property sales

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
18 St Glens Way Lake Gardens VIC 3355	\$1,380,000	01-02-2022
7 St Glens Way Lake Gardens VIC 3355	\$1,300,000	06-10-2021
10 St Helens Avenue Lake gardens VIC 3355	\$1,437,512	05-11-2021

This Statement of Information was prepared on:

31-05-2021
