

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

4 St Robbins Avenue, Lake Gardens Vic 3355

Indicative selling price

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

Range between

\$950,000

&

\$1,030,000

Median sale price

Median price

\$730,000

Property Type

House

Suburb

Lake Gardens

Period - From

01/04/2021

to

31/03/2022

Source

REIV

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
1	1774 Sturt St ALFREDTON 3350	\$990,000	24/09/2021
2	34 Stirling Dr LAKE GARDENS 3355	\$972,000	19/06/2021
3	31 Signature Dr ALFREDTON 3350	\$957,500	22/02/2022

OR

- ~~**B*** 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:

12/05/2022 18:12



4 2 2

Rooms: 7

Property Type:

Divorce/Estate/Family Transfers

Land Size: 581 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,030,000

Median House Price

Year ending March 2022: \$730,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



1774 Sturt St ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$990,000

Method: Private Sale

Date: 24/09/2021

Property Type: House (Res)

Land Size: 640 sqm approx



34 Stirling Dr LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$972,000

Method: Private Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 1002 sqm approx



31 Signature Dr ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$957,500

Method: Private Sale

Date: 22/02/2022

Property Type: House

Land Size: 533 sqm approx