

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

15 Faversham Avenue, Lake Gardens Vic 3355

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$757,777 Property Type House Suburb Lake Gardens

Period - From 01/04/2024 to 30/06/2024 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	4 St Andrews PI LAKE GARDENS 3355	\$890,000	21/06/2024
2	34 St Helens Av LAKE GARDENS 3355	\$950,000	30/05/2024
3	68 Faversham Av LAKE GARDENS 3355	\$850,000	15/06/2023

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:

30/07/2024 12:02



4 2 2

Rooms: 10
Property Type: House
Land Size: 656 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
June quarter 2024: \$757,777

Comparable Properties



4 St Andrews Pl LAKE GARDENS 3355 (REI) [Agent Comments](#)

5 2 2

Price: \$890,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 654 sqm approx



34 St Helens Av LAKE GARDENS 3355 (REI) [Agent Comments](#)

4 3 2

Price: \$950,000
Method: Private Sale
Date: 30/05/2024
Property Type: House (Res)
Land Size: 613 sqm approx



68 Faversham Av LAKE GARDENS 3355 (VG) [Agent Comments](#)

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Price: \$850,000
Method: Sale
Date: 15/06/2023
Property Type: House (Res)
Land Size: 800 sqm approx