# **buxton**

## STATEMENT OF INFORMATION

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

42 St Andrews Place, Lake Gardens, VIC 3355

#### Indicative selling price

\$520,000 - \$570,000

Range between

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

### Median sale price

Median price \$ 600,000

House

\*Delete house or unit as applicable

Suburb LAKE GARDENS

Period 15/09/2018 - 14/03/2019

Source Price Finder

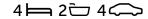
#### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



# 10 COTTESLOE PLACE ALFREDTON

Normal Sale \$547,500 Date Sold 01/02/2019 Land 1095 sgm





## 66 LAKE GARDENS AVENUE LAKE GARDENS

Agents Advice - Sale \*\$570,000 Date Sold 06/03/2019 Land 601 sgm





# 83 ALFREDTON DRIVE ALFREDTON

Normal Sale \$550,000 Date Sold 08/10/2018 Land 729 sqm 4 **⇒** 2 **→** 4 **⇔**