

## 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](http://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**

4 2 4

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



**66 LAKE GARDENS AVENUE**  
**LAKE GARDENS**

5 2 2

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



**83 ALFREDTON DRIVE**  
**ALFREDTON**

4 2 4

Normal Sale \$550,000  
Date Sold 08/10/2018  
Land 729 sqm