

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

76 Stirling Drive 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

or range between

\$790,000

&

\$820,000

Median sale price

Median price

\$670,000

Property type

House

Suburb

Lake Gardens

Period - From

01-01-2021

to

31-12-2021

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
21 Lake Gardens Avenue Lake Gardens VIC 3355	\$860,000	19-03-2021
17 St Swindons Avenue Lake Gardens VIC 3355	\$800,000	30-11-2021
27 St Chester Avenue Lake Gardens VIC 3355	\$785,000	06-05-2021

This Statement of Information was prepared on:

14-01-2022