

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

32 Ayrvale Avenue, Lake Garden 3355

Indicative selling price

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

Single price

\$*

or range between

\$365,000

&

\$385,000

Median sale price

Median price

\$485,000

*House

☒

*Unit

☐

Suburb
or locality

Lake Garden

Period - From

01/08/2017

to

01/07/2018

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
47 Ayrvale Avenue, Lake Garden 3355	\$360,000	22/08/2017
12 Elstead Way, Lake Garden 3355	\$360,000	23/01/2018
19 Parbury Avenue, Lake Garden 3355	\$380,000	10/03/2018