

## 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

60 Cinnamon Drive, Lake Gardens Vic 3355

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$485,000

&

\$510,000

#### Median sale price

Median price \$610,000

House

X

Unit

Suburb or locality

Lake Gardens

Period - From 01/10/2017

to

30/09/2018

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 eighteen 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 Sage CI ALFREDTON 3350	\$525,000	16/06/2017
2	20 Limetree Way LAKE GARDENS 3355	\$490,000	27/03/2018
3	10 St Chester Av LAKE GARDENS 3355	\$480,000	06/12/2017

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 eighteen months.

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**Indicative Selling Price**

\$485,000 - \$510,000

**Median House Price**

Year ending September 2018: \$610,000



4   
 2   
 2

**Rooms:****Property Type:** Land (Res)**Land Size:** 374 sqm approx

Agent Comments

In more ways than one, location is the key for any house purchase. With Lake Wendouree & the Wendouree Train Station literally meters away, It's hard to find a better location than this! Only recently constructed, this quality home will impress all, with room for the small family, high growth potential for the investor (not to mention depreciation benefits) plus low maintenance living for the retiree / downsizer. 2550mm ceilings, evaporative cooling & central heating, 3 x 3 rear shed.

## Comparable Properties

**4 Sage CI ALFREDTON 3350 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$525,000**Method:** Private Sale**Date:** 16/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 300 sqm approx**20 Limetree Way LAKE GARDENS 3355 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$490,000**Method:** Private Sale**Date:** 27/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 447 sqm approx**10 St Chester Av LAKE GARDENS 3355 (REI/VG)**

Agent Comments

4   
 2   
 4

**Price:** \$480,000**Method:** Private Sale**Date:** 06/12/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 512 sqm approx