



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 55 St Michaels Place, LAKE GARDENS 3355

### Indicative selling price

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

**Range \$595,000 - \$625,000**

### Median sale price

Median **House** for **LAKE GARDENS** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$605,000**

### Comparable property sales

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 the most comparable to the property for sale.

**32 Faversham Avenue,**  
Lake Gardens 3355

**Price \$595,000** Sold 24 April  
2019

**60 Stirling Drive,**  
Lake Gardens 3355

**Price \$605,000** Sold 19  
December 2018

**1 Insignia Boulevard,**  
Alfredton 3350

**Price \$610,800** Sold 02  
March 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



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