

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

9 St Michaels Place, Lake Gardens Vic 3355

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$624,000

Property Type House

Suburb Lake Gardens

Period - From 01/04/2020

to 31/03/2021

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 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
1	16 Stirling Dr LAKE GARDENS 3355	\$801,500	17/02/2021
2	14 Regal Dr ALFREDTON 3350	\$796,000	10/03/2020
3	55 Insignia Blvd ALFREDTON 3350	\$780,000	02/11/2020

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 18 months.~~

This Statement of Information was prepared on:

06/05/2021 10:32



3 2 2

Rooms: 6
Property Type: House
Land Size: 595 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$840,000
Median House Price
Year ending March 2021: \$624,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



16 Stirling Dr LAKE GARDENS 3355 (REI/VG) **Agent Comments**

4 4 2

Price: \$801,500
Method: Private Sale
Date: 17/02/2021
Property Type: House (Res)
Land Size: 786 sqm approx



14 Regal Dr ALFREDTON 3350 (REI/VG) **Agent Comments**

4 2 2

Price: \$796,000
Method: Private Sale
Date: 10/03/2020
Property Type: House
Land Size: 600 sqm approx



55 Insignia Blvd ALFREDTON 3350 (REI/VG) **Agent Comments**

4 2 2

Price: \$780,000
Method: Private Sale
Date: 02/11/2020
Property Type: House (Res)
Land Size: 443 sqm approx