

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

19 Ayrvale Avenue, Lake Gardens, VIC 3355

Indicative selling price

\$ 410,000 - \$440,000

Range between

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

Median sale price

Median price
\$ 600,000

House

*Delete house or unit as applicable

Suburb
LAKE GARDENS

Period
22/09/2018 - 21/03/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



60 CINNAMON DRIVE
LAKE GARDENS

3 2 2

Normal Sale \$485,000
Date Sold 11/12/2018
Land 374 sqm



13 FORE STREET
LAKE WENDOUREE

2 1 4

Agents Advice - Sale *\$420,000
Date Sold 25/02/2019
Land 1011 sqm



28 NORFOLK AVENUE
LAKE GARDENS

4 1 1

Normal Sale \$405,000
Date Sold 02/11/2018
Land 300 sqm