

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

10 Elmstone Lane, Lake Gardens Vic 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$495,000

or range between

\$*

&

\$

Median sale price

Median price

\$623,000

Property type

House

Suburb

Lake Gardens

Period - From

01/05/2020

to

30/04/2021

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
5 Elstead Way, Lake Gardens Vic 3355	\$470,000	16/11/2020
3 Aspect Parade, Alfredton Vic 3350	\$520,000	31/10/2020
2/1446A Gregory Street, Lake Wendouree Vic 3350	\$530,000	25/03/2021

This Statement of Information was prepared on: 04/05/2021