

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 and
postcode

41 LAKE GARDENS AVENUE 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

or range
between

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Lake Gardens

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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

33 LAKE GARDENS AVENUE LAKE GARDENS VIC 3355	\$735,000	14-Nov-23
31 LAKE GARDENS AVENUE LAKE GARDENS VIC 3355	\$785,000	12-Aug-23
46 ST HELENS AVENUE LAKE GARDENS VIC 3355	\$820,000	21-Sep-23

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: 04 April 2024



33 LAKE GARDENS AVENUE LAKE GARDENS VIC 3355

3 2 2

Sold Price

\$735,000

Sold Date

14-Nov-23

Distance

0.07km



31 LAKE GARDENS AVENUE LAKE GARDENS VIC 3355

4 2 2

Sold Price

\$785,000

Sold Date

12-Aug-23

Distance

0.09km



46 ST HELENS AVENUE LAKE GARDENS VIC 3355

3 2 3

Sold Price

\$820,000

Sold Date

21-Sep-23

Distance

0.1km



28 ST CHESTER AVENUE LAKE GARDENS VIC 3355

3 2 2

Sold Price

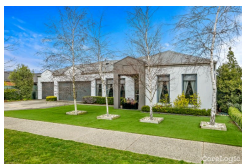
\$805,500

Sold Date

10-Aug-23

Distance

0.11km



33 ST CHESTER AVENUE LAKE GARDENS VIC 3355

4 2 3

Sold Price

\$830,000

Sold Date

04-Oct-23

Distance

0.16km



13 ST CHESTER AVENUE LAKE GARDENS VIC 3355

4 2 2

Sold Price

\$800,000

Sold Date

12-Oct-23

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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