



STATEMENT OF INFORMATION

60 LAKE GARDENS AVENUE, LAKE GARDENS, VIC 3355

PREPARED BY CATHARINA HARTZHEIM, PRDNATIONWIDE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



60 LAKE GARDENS AVENUE, LAKE

4 2 2

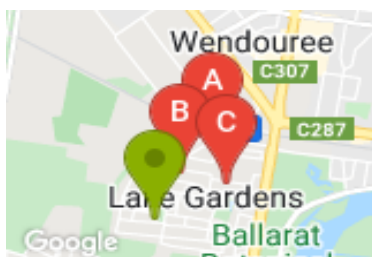
Indicative Selling Price

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

Price Range: \$799,000 to \$839,000

Provided by: Catharina Hartzheim, PRDnationwide Ballarat

MEDIAN SALE PRICE



LAKE GARDENS, VIC, 3355

Suburb Median Sale Price (House)

\$705,000

01 January 2021 to 31 December 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



52 CINNAMON DR, LAKE GARDENS, VIC 3355

4 2 2

Sale Price

\$810,000

Sale Date: 20/07/2021

Distance from Property: 680m



19 FAVERSHAM AVE, LAKE GARDENS, VIC

4 2 2

Sale Price

\$880,000

Sale Date: 15/10/2021

Distance from Property: 377m



17 ST SWINDONS AVE, LAKE GARDENS, VIC

4 2 2

Sale Price

\$800,000

Sale Date: 19/11/2021

Distance from Property: 530m



This report has been compiled on 28/02/2022 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

60 LAKE GARDENS AVENUE, LAKE GARDENS, VIC 3355

Indicative selling price

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

Price Range:

\$799,000 to \$839,000

Median sale price

Median price

\$705,000

Property type

House

Suburb

LAKE GARDENS

Period

01 January 2021 to 31 December 2021

Source

 pricefinder

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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

52 CINNAMON DR, LAKE GARDENS, VIC 3355	\$810,000	20/07/2021
19 FAVERSHAM AVE, LAKE GARDENS, VIC 3355	\$880,000	15/10/2021
17 ST SWINDONS AVE, LAKE GARDENS, VIC 3355	\$800,000	19/11/2021

This Statement of Information was prepared

28/02/2022