Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	37 Faversham Avenue, Lake Gardens Vic 3355
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$695,000	&	\$720,000
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Median sale price

Median price	\$747,500	Pro	perty Type	House		Suburb	Lake Gardens
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	24 Stirling Dr LAKE GARDENS 3355	\$701,000	30/01/2025
2	13 St Chester Av LAKE GARDENS 3355	\$740,000	22/01/2025
3	98 Stirling Dr LAKE GARDENS 3355	\$725,000	16/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	13/02/2025 14:27





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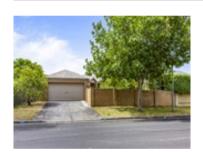
Indicative Selling Price \$695,000 - \$720,000 **Median House Price** December quarter 2024: \$747,500



Property Type: House Land Size: 835 sqm approx

Agent Comments

Comparable Properties



24 Stirling Dr LAKE GARDENS 3355 (REI)

Price: \$701,000 Method: Private Sale Date: 30/01/2025 Property Type: House Land Size: 622 sqm approx **Agent Comments**



13 St Chester Av LAKE GARDENS 3355 (REI)

Agent Comments

Price: \$740,000 Method: Private Sale Date: 22/01/2025 Property Type: House Land Size: 602 sqm approx

98 Stirling Dr LAKE GARDENS 3355 (REI/VG)

Price: \$725,000 Method: Private Sale Date: 16/10/2024 Property Type: House Land Size: 544 sqm approx **Agent Comments**



Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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