

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 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

Median sale price

Median price \$747,500 Property 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	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 comparable properties 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



Property Type: House

Land Size: 835 sqm approx

Agent Comments

Comparable Properties



24 Stirling Dr LAKE GARDENS 3355 (REI)

Agent Comments



Price: \$701,000

Method: Private Sale

Date: 30/01/2025

Property Type: House

Land Size: 622 sqm approx



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)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 16/10/2024

Property Type: House

Land Size: 544 sqm approx