



# STATEMENT OF INFORMATION

34 NORFOLK AVENUE, LAKE GARDENS, VIC 3355

PREPARED BY CATHARINA HARTZHEIM, PRDNATIONWIDE BALLARAT



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**34 NORFOLK AVENUE, LAKE GARDENS,**  3  2  2

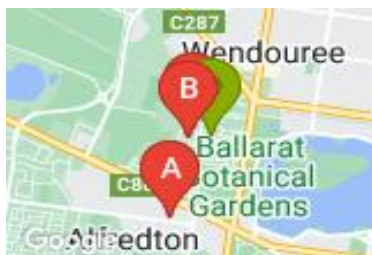
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$559,000 to \$579,000**

Provided by: Catharina Hartzheim, PRDnationwide Ballarat

## MEDIAN SALE PRICE



### LAKE GARDENS, VIC, 3355

Suburb Median Sale Price (House)

01 October 2021 to 30 September 2022

Provided by: 

## 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.



**15A VICTORY AVE, ALFREDTON, VIC 3350**  3  2  2

### Sale Price

**\*\$575,000**

Sale Date: 27/09/2022

Distance from Property: 1.3km



**2 ELMSTONE LANE, LAKE GARDENS, VIC 3355**  3  2  2

### Sale Price

**\$555,000**

Sale Date: 02/09/2022

Distance from Property: 309m



**61 STIRLING DR, LAKE GARDENS, VIC 3355**  3  2  2

### Sale Price

**\$590,000**

Sale Date: 15/07/2022

Distance from Property: 264m



This report has been compiled on 11/10/2022 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**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

### Property offered for sale

Address  
Including suburb and  
postcode

34 NORFOLK AVENUE, LAKE GARDENS, VIC 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$559,000 to \$579,000

### Median sale price

Median price

Property type

House

Suburb

LAKE GARDENS

Period

01 October 2021 to 30 September 2022

Source

pricfinder

### 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

15A VICTORY AVE, ALFREDTON, VIC 3350	*\$575,000	27/09/2022
2 ELMSTONE LANE, LAKE GARDENS, VIC 3355	\$555,000	02/09/2022
61 STIRLING DR, LAKE GARDENS, VIC 3355	\$590,000	15/07/2022

This Statement of Information was prepared on:

11/10/2022