

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 or
locality and postcode

14 Garden Court, Lake Gardens Vic 3355

Indicative selling price

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

Range between \$795,000

&

\$825,000

Median sale price

Median price \$780,000

Property Type House

Suburb Lake Gardens

Period - From 12/08/2022

to

11/08/2023

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	4 Faversham Av LAKE GARDENS 3355	\$827,000	13/07/2023
2	58 Stirling Dr LAKE GARDENS 3355	\$816,000	02/06/2023
3	21 Faversham Av LAKE GARDENS 3355	\$800,000	07/07/2023

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:

12/08/2023 16:53



Rooms: 5
Property Type: House
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price

\$795,000 - \$825,000

Median House Price

12/08/2022 - 11/08/2023: \$780,000

Comparable Properties



4 Faversham Av LAKE GARDENS 3355 (REI)

Agent Comments



Price: \$827,000
Method: Private Sale
Date: 13/07/2023
Property Type: House
Land Size: 840 sqm approx



58 Stirling Dr LAKE GARDENS 3355 (REI/VG)

Agent Comments



Price: \$816,000
Method: Private Sale
Date: 02/06/2023
Property Type: House (Res)
Land Size: 689 sqm approx



21 Faversham Av LAKE GARDENS 3355 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 07/07/2023
Property Type: House
Land Size: 660 sqm approx