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	14 Garden Court, 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

Median sale price

Median price	\$780,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

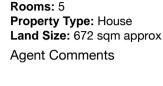
This Statement of Information was prepared on:	12/08/2023 16:53





Lisa Horvat 03 53424208 0400533667 lisa@ballaratpropertyagents.com.au

> **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)

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



58 Stirling Dr LAKE GARDENS 3355 (REI/VG)

Price: \$816,000 Method: Private Sale Date: 02/06/2023

Property Type: House (Res) Land Size: 689 sqm approx

Agent Comments

Agent Comments



21 Faversham Av LAKE GARDENS 3355 (REI)

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Price: \$800.000 Method: Private Sale Date: 07/07/2023 Property Type: House Land Size: 660 sqm approx

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