



Statement of Information

Sections 47AF of the Estate Agents Act 1980

37 Lake Gardens Avenue, LAKE GARDENS 3355

Indicative selling price

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

Range \$625,000 - \$645,000

Median sale price

Median **House** for **LAKE GARDENS** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$570,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

62 Lake Gardens Avenue,
Lake Gardens 3355

Price \$605,000 Sold 23 July
2018

28 St Helens Avenue,
Lake Gardens 3355

Price \$500,000 Sold 22
February 2018

18 Faversham Avenue,
Lake Gardens 3355

Price \$650,000 Sold 22 June
2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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Contact agents



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