

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

18 St Glens Way, Lake Gardens Vic 3355

Indicative selling price

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

Range between \$1,295,000

&

\$1,325,000

Median sale price

Median price \$772,500

Property Type House

Suburb Lake Gardens

Period - From 01/04/2023

to

31/03/2024

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	22 Durham St NEWINGTON 3350	\$1,500,000	20/10/2023
2	7 Waterway Dr ALFREDTON 3350	\$1,325,000	04/12/2023
3	1734 Sturt St ALFREDTON 3350	\$1,280,000	27/03/2024

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:

16/04/2024 15:47



 4  2  2

Rooms: 8
Property Type: House
Land Size: 720 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,295,000 - \$1,325,000
Median House Price
 Year ending March 2024: \$772,500

Comparable Properties



22 Durham St NEWINGTON 3350 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,500,000
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 712 sqm approx



7 Waterway Dr ALFREDTON 3350 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,325,000
Method: Private Sale
Date: 04/12/2023
Property Type: House
Land Size: 677 sqm approx



1734 Sturt St ALFREDTON 3350 (REI)

Agent Comments

 4  2  2

Price: \$1,280,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 543 sqm approx