

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

27 Cinnamon Drive, Lake Gardens Vic 3355

Indicative selling price

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

Range between \$495,000

&

\$520,000

Median sale price

Median price \$572,500

House

X

Unit

Suburb or locality

Lake Gardens

Period - From 01/04/2018

to

31/03/2019

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 eighteen 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	20 Limetree Way LAKE GARDENS 3355	\$520,000	06/03/2019
2	20 Limetree Way LAKE GARDENS 3355	\$490,000	27/03/2018
3	60 Cinnamon Dr LAKE GARDENS 3355	\$485,000	11/12/2018

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 eighteen months.

Katie Hewitt

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Indicative Selling Price

\$495,000 - \$520,000

Median House Price

Year ending March 2019: \$572,500



4
 2
 2

Rooms: 6**Property Type:** House**Land Size:** 350 sqm approx

Agent Comments

Located within walking distance to Lake Wendouree and with easy access to Wendouree train station, local transport, schools, and shopping is this stylish and near new home in the desirable Botanica Estate. Open kitchen/meals/living area with stone benches, dishwasher and 900mm appliances opening out to the outdoor alfresco area and low maintenance rear yard. Master bedroom with WIR and ensuite, other 3 bedrooms all feature BIR's and surround the central main bathroom with shower, bath, vanity and a separate toilet.

Comparable Properties



20 Limetree Way LAKE GARDENS 3355
(REI/VG)

Agent Comments

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 2
 2

Price: \$520,000**Method:** Private Sale**Date:** 06/03/2019**Rooms:** -**Property Type:** House**Land Size:** 448 sqm approx

20 Limetree Way LAKE GARDENS 3355
(REI/VG)

Agent Comments

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 2
 2

Price: \$490,000**Method:** Private Sale**Date:** 27/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 447 sqm approx

60 Cinnamon Dr LAKE GARDENS 3355
(REI/VG)

Agent Comments

4
 2
 2

Price: \$485,000**Method:** Private Sale**Date:** 11/12/2018**Rooms:** -**Property Type:** House**Land Size:** 374 sqm approx