

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

32 Norfolk Avenue, Lake Gardens Vic 3355

Indicative selling price

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

Range between

\$565,000

&

\$590,000

Median sale price

Median price

\$783,500

Property Type

House

Suburb

Lake Gardens

Period - From

01/10/2022

to

30/09/2023

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 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 Somerset Av LAKE GARDENS 3355	\$565,000	30/06/2023
2	800b Doveton St.N SOLDIERS HILL 3350	\$563,000	21/11/2022
3			

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.~~

This Statement of Information was prepared on:

24/10/2023 16:58



Property Type: Land
Land Size: 360 sqm approx
Agent Comments

Indicative Selling Price
\$565,000 - \$590,000
Median House Price
Year ending September 2023: \$783,500

Comparable Properties



20 Somerset Av LAKE GARDENS 3355 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 30/06/2023
Property Type: House
Land Size: 378 sqm approx



800b Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$563,000
Method: Private Sale
Date: 21/11/2022
Property Type: Townhouse (Single)

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.