Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	17 AYRVALE AVENUE, LAKE GARDENS, VIC 3355

Indicative selling price

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

Price Range:	$665,000 to $695,000

Median sale price

Median price	$700,000	Property type	House	Suburb	LAKE GARDENS
Period	01 July 2025 to 30 June 2026	Source	pricefinder		

Comparable property sales

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
13 GARDEN CRT, LAKE GARDENS, VIC 3355	$700,000	13/05/2026
4 ST CLARE AVE, LAKE GARDENS, VIC 3355	$677,500	30/12/2025
32 ST ANDREWS PL, LAKE GARDENS, VIC 3355	$670,000	20/01/2026

This Statement of Information was prepared on: 22/07/2026