

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

76 Lake Gardens Avenue, Lake Gardens Vic 3355

Indicative selling price

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

Single price \$690,000

Median sale price

Median price \$710,000

Property Type House

Suburb Lake Gardens

Period - From 01/10/2023

to 30/09/2024

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	25 Cinnamon Dr LAKE GARDENS 3355	\$690,000	25/09/2024
2	57 Lake Gardens Av LAKE GARDENS 3355	\$650,000	11/06/2024
3	52 Lake Gardens Av LAKE GARDENS 3355	\$680,000	25/10/2023

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:

26/10/2024 12:23



4 2 4

Property Type: House
Land Size: 481 sqm approx
Agent Comments

Indicative Selling Price
\$690,000
Median House Price
Year ending September 2024: \$710,000

Comparable Properties



25 Cinnamon Dr LAKE GARDENS 3355 (REI/VG)

Agent Comments

3 2 2

Price: \$690,000
Method: Private Sale
Date: 25/09/2024
Property Type: House
Land Size: 404 sqm approx



57 Lake Gardens Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$650,000
Method: Private Sale
Date: 11/06/2024
Property Type: House
Land Size: 633 sqm approx



52 Lake Gardens Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

3 2 2

Price: \$680,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 448 sqm approx