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 and postcode	11 AYRVALE AVENUE LAKE GARDENS VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$549,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$776,000	Property type	House	Suburb	Lake Gardens
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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
32 NORFOLK AVENUE LAKE GARDENS VIC 3355	$592,000	27-Oct-23
20 SOMERSET AVENUE LAKE GARDENS VIC 3355	$565,000	25-May-23
13 TAUNTON PLACE LAKE GARDENS VIC 3355	$572,000	08-Mar-24

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: 01 July 2024

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32 NORFOLK AVENUE LAKE GARDENS VIC 3355

3 2 1

Sold Price **$592,000** Sold Date **27-Oct-23**

Distance **0.24km**



20 SOMERSET AVENUE LAKE GARDENS VIC 3355

2 1 2

Sold Price **$565,000** Sold Date **25-May-23**

Distance **0.41km**



13 TAUNTON PLACE LAKE GARDENS VIC 3355

3 2 2

Sold Price **$572,000** Sold Date **08-Mar-24**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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