

## 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

23 St Andrews Place, Lake Gardens Vic 3355

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$580,000

#### Median sale price

Median price

\$432,500

House

X

Unit

Suburb or locality

Lake Gardens

Period - From

01/07/2016

to

30/06/2017

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	14 Ayrvale Av LAKE GARDENS 3355	\$587,000	23/09/2016
2	17 St Helens Av LAKE GARDENS 3355	\$562,500	06/09/2016
3	37 Stirling Dr LAKE GARDENS 3355	\$560,000	23/09/2016

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.



**Rooms:**

**Property Type:** House (New - Detached)

**Land Size:** 544 sqm approx

Agent Comments

## Comparable Properties



14 Ayrvale Av LAKE GARDENS 3355 (REI)

Agent Comments



**Price:** \$587,000

**Method:** Private Sale

**Date:** 23/09/2016

**Rooms:** 5

**Property Type:** House

**Land Size:** 400 sqm approx



17 St Helens Av LAKE GARDENS 3355 (REI/VG)

Agent Comments



**Price:** \$562,500

**Method:** Private Sale

**Date:** 06/09/2016

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 776 sqm approx



37 Stirling Dr LAKE GARDENS 3355 (REI)

Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 23/09/2016

**Rooms:** -

**Property Type:** House