

Scott Petrie

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03 53 334 322 scott@trevorpetrie.com.au **Indicative Selling Price**

\$690,000 - \$720,000 **Median House Price** Year ending June 2017: \$432,500





Rooms: Property Type: House Agent Comments

Comparable Properties



2 Price: \$730,000 Method: Private Sale

10 Sapphire Dr ALFREDTON 3350 (REI)

8 Stirling Dr LAKE GARDENS 3355 (REI)

Date: 04/05/2017 Rooms: -Property Type: House (Res) Land Size: 423 sqm approx

Agent Comments

Agent Comments



Price: \$710,000 Method: Private Sale Date: 17/05/2017 Rooms: -Property Type: House (Res)



72 Faversham Av LAKE GARDENS 3355 (REI) Agent Comments



Price: \$655,000 Method: Private Sale Date: 08/04/2016 Rooms: 7 Property Type: House Land Size: 843 sqm approx

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propertydata

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

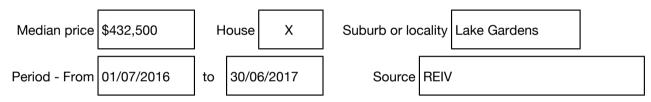
Address 34 St Helens Avenue, Lake Gardens Vic 3355 Including suburb or locality andpostcode

Indicative selling price

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

Range between	\$690,000	&	\$720,000	

Median sale price



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
10 Sapphire Dr ALFREDTON 3350	\$730,000	04/05/2017
8 Stirling Dr LAKE GARDENS 3355	\$710,000	17/05/2017
72 Faversham Av LAKE GARDENS 3355	\$655,000	08/04/2016

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