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 4  2  2

Rooms:
Property Type: House
Agent Comments

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

Comparable Properties



10 Sapphire Dr ALFREDTON 3350 (REI)

Agent Comments

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Price: \$730,000
Method: Private Sale
Date: 04/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 423 sqm approx



8 Stirling Dr LAKE GARDENS 3355 (REI)

Agent Comments

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



72 Faversham Av LAKE GARDENS 3355 (REI)

Agent Comments

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

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 34 St Helens Avenue, Lake Gardens Vic 3355

Indicative selling price

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

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

Median sale price

Median price \$432,500 House X Suburb or locality Lake Gardens

Period - From 01/07/2016 to 30/06/2017 Source REIV

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