

27 St Chester Avenue, Lake Gardens Vic 3355



 4  1 

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 600 sqm approx

Agent Comments

**Indicative Selling Price**

\$649,500

**Median House Price**

Year ending June 2017: \$432,500

## Comparable Properties



**35 St Michaels PI LAKE GARDENS 3355 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$665,000

**Method:** Private Sale

**Date:** 15/02/2016

**Rooms:** 6

**Property Type:** House

**Land Size:** 444 sqm approx



**72 Faversham Av LAKE GARDENS 3355 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$655,000

**Method:** Private Sale

**Date:** 08/04/2016

**Rooms:** 7

**Property Type:** House

**Land Size:** 843 sqm approx



**6 Stirling Dr LAKE GARDENS 3355 (REI/VG)**

Agent Comments

 5  2  3

**Price:** \$652,500

**Method:** Private Sale

**Date:** 04/03/2016

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 775 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

27 St Chester Avenue, 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)

Single price \$649,500

#### 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
35 St Michaels PI LAKE GARDENS 3355	\$665,000	15/02/2016
72 Faversham Av LAKE GARDENS 3355	\$655,000	08/04/2016
6 Stirling Dr LAKE GARDENS 3355	\$652,500	04/03/2016