

## 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

16 St Clare 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)

Range between \$400,000

&

\$430,000

#### Median sale price

Median price \$525,000

House

X

Unit

Suburb or locality Lake Gardens

Period - From 01/07/2018

to

30/06/2019

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	19 Ayrvale Av LAKE GARDENS 3355	\$448,500	04/04/2019
2	22 Norfolk Av LAKE GARDENS 3355	\$417,000	06/02/2019
3	28 Norfolk Av LAKE GARDENS 3355	\$405,000	02/11/2018

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.~~

16 St Clare Avenue, Lake Gardens Vic 3355



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**Rooms:**  
**Property Type:** House  
**Land Size:** 390 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$430,000  
**Median House Price**  
Year ending June 2019: \$525,000

## Comparable Properties



19 Ayrvale Av LAKE GARDENS 3355 (REI/VG) **Agent Comments**

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**Price:** \$448,500  
**Method:** Private Sale  
**Date:** 04/04/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 311 sqm approx



22 Norfolk Av LAKE GARDENS 3355 (REI/VG) **Agent Comments**

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**Price:** \$417,000  
**Method:** Private Sale  
**Date:** 06/02/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 300 sqm approx



28 Norfolk Av LAKE GARDENS 3355 (REI/VG) **Agent Comments**

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**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 02/11/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 300 sqm approx