

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

17 Ayrvale Avenue, Lake Gardens Vic 3355

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$624,000

Property Type House

Suburb Lake Gardens

Period - From 01/04/2020

to 31/03/2021

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 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
1	10 Taunton PI LAKE GARDENS 3355	\$523,500	19/05/2021
2	64 Cinnamon Dr LAKE GARDENS 3355	\$600,000	17/02/2021
3	5 St Cedars Gr LAKE GARDENS 3355	\$535,000	28/01/2020

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 18 months.~~

This Statement of Information was prepared on:

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17 Ayrvale Avenue, Lake Gardens Vic 3355



Property Type:
Divorce/Estate/Family Transfers
Land Size: 310 sqm approx
Agent Comments

Indicative Selling Price
\$550,000
Median House Price
Year ending March 2021: \$624,000

Comparable Properties



10 Taunton PI LAKE GARDENS 3355 (REI)

Agent Comments



Price: \$523,500
Method: Private Sale
Date: 19/05/2021
Property Type: House (Res)
Land Size: 363 sqm approx



64 Cinnamon Dr LAKE GARDENS 3355 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 17/02/2021
Property Type: House (Res)
Land Size: 374 sqm approx



5 St Cedars Gr LAKE GARDENS 3355 (REI/VG) Agent Comments



Price: \$535,000
Method: Private Sale
Date: 28/01/2020
Rooms: 4
Property Type: House
Land Size: 303 sqm approx

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