

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/15 Limetree Way, 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

\$575,000

### Median sale price

Median price

\$670,000

Property Type

House

Suburb

Lake Gardens

Period - From

01/07/2020

to

30/06/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	16 Cinnamon Dr LAKE GARDENS 3355	\$560,000	16/10/2020
2	21 Scarlet Dr LAKE GARDENS 3355	\$625,000	01/08/2020
3	24 Parbury Av LAKE GARDENS 3355	\$545,000	23/02/2020

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/07/2021 11:39



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$575,000  
**Median House Price**  
Year ending June 2021: \$670,000

## Comparable Properties



**16 Cinnamon Dr LAKE GARDENS 3355 (REI/VG)**

Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 16/10/2020  
**Property Type:** House (Res)  
**Land Size:** 375 sqm approx



**21 Scarlet Dr LAKE GARDENS 3355 (REI/VG)**

Agent Comments



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 01/08/2020  
**Property Type:** House (Res)  
**Land Size:** 512 sqm approx



**24 Parbury Av LAKE GARDENS 3355 (REI/VG)**

Agent Comments



**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 23/02/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 400 sqm approx