

# 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 30 Parbury Avenue, Lake Gardens Vic 3355  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000 & \$530,000

### Median sale price

Median price \$632,500 Property Type House Suburb Lake Gardens

Period - From 15/09/2020 to 14/09/2021 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 | 7 St Cedars Gr LAKE GARDENS 3355 | \$515,000 | 25/05/2021   |
| 3 | 5 Chevron Ct LAKE WENDOUREE 3350 | \$480,000 | 10/02/2021   |

**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: 15/09/2021 12:21

30 Parbury Avenue, Lake Gardens Vic 3355



 3    2    2

**Rooms:** 7  
**Property Type:** Land  
**Land Size:** 320 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$530,000  
**Median House Price**  
15/09/2020 - 14/09/2021: \$632,500

## Comparable Properties



**10 Taunton PI LAKE GARDENS 3355 (REI)**   **Agent Comments**

 3    2    1

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

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

 3    2    2

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 25/05/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 301 sqm approx



**5 Chevron Ct LAKE WENDOUREE 3350 (REI/VG)**   **Agent Comments**

 3    2    2

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 10/02/2021  
**Property Type:** House (Res)

**Account - Wilson Estate Agents** | P: 03 5333 4797 | F: 03 5333 4798



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