

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

78 Faversham Avenue, Lake Gardens Vic 3355

Indicative selling price

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

Range between

\$1,080,000

&

\$1,150,000

Median sale price

Median price

\$672,500

Property Type

House

Suburb

Lake Gardens

Period - From

19/10/2020

to

18/10/2021

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	7 St Glens Way LAKE GARDENS 3355	\$1,300,000	06/10/2021
2	7 Aberdeen St ALFREDTON 3350	\$1,300,000	19/04/2021
3	1748B Sturt St ALFREDTON 3350	\$1,275,000	23/06/2021

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:

19/10/2021 15:24

78 Faversham Avenue, Lake Gardens Vic 3355



2 2 4

Rooms: 4

Property Type: House (Res)

Land Size: 800 sqm approx

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,150,000

Median House Price

19/10/2020 - 18/10/2021: \$672,500

Comparable Properties



7 St Glens Way LAKE GARDENS 3355 (REI)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Private Sale

Date: 06/10/2021

Property Type: House

Land Size: 869 sqm approx



7 Aberdeen St ALFREDTON 3350 (REI/VG)

Agent Comments

5 3 3

Price: \$1,300,000

Method: Private Sale

Date: 19/04/2021

Property Type: House (Res)

Land Size: 549 sqm approx



1748B Sturt St ALFREDTON 3350 (REI/VG)

Agent Comments

6 3 2

Price: \$1,275,000

Method: Private Sale

Date: 23/06/2021

Property Type: House

Land Size: 544 sqm approx

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



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