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

15 Faversham Avenue, Lake Gardens Vic 3355

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$850,000		&		\$930,000			
Median sale p	rice							
Median price	\$757,777	Pro	operty Type	Hous	se		Suburb	Lake Gardens
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4 St Andrews PI LAKE GARDENS 3355	\$890,000	21/06/2024
2	34 St Helens Av LAKE GARDENS 3355	\$950,000	30/05/2024
3	68 Faversham Av LAKE GARDENS 3355	\$850,000	15/06/2023

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:

30/07/2024 12:02









Rooms: 10 Property Type: House Land Size: 656 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$930,000 Median House Price June quarter 2024: \$757,777

Comparable Properties



4 St Andrews PI LAKE GARDENS 3355 (REI) Agent Comments



Price: \$890,000 Method: Private Sale Date: 21/06/2024 Property Type: House Land Size: 654 sqm approx



34 St Helens Av LAKE GARDENS 3355 (REI)

Agent Comments



Price: \$950,000 Method: Private Sale Date: 30/05/2024 Property Type: House (Res) Land Size: 613 sqm approx



68 Faversham Av LAKE GARDENS 3355 (VG) Agent Comments



Price: \$850,000 Method: Sale Date: 15/06/2023 Property Type: House (Res) Land Size: 800 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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