

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

12 St Robbins Avenue, Lake Gardens Vic 3355

Indicative selling price

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

Range between

\$679,000

 &

\$699,000

Median sale price

Median price

\$772,500

 Property Type

House

 Suburb

Lake Gardens

Period - From

01/04/2023

 to

31/03/2024

 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	1 St Robbins Av LAKE GARDENS 3355	\$745,000	28/05/2024
2	26 Parbury Av LAKE GARDENS 3355	\$685,000	10/11/2023
3	57 Lake Gardens Av LAKE GARDENS 3355	\$650,000	11/06/2024

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:

12/07/2024 10:30



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Property Type: House
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$679,000 - \$699,000
Median House Price
Year ending March 2024: \$772,500

Comparable Properties

1 St Robbins Av LAKE GARDENS 3355 (VG) **Agent Comments**

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Price: \$745,000
Method: Sale
Date: 28/05/2024
Property Type: House (Res)
Land Size: 562 sqm approx



26 Parbury Av LAKE GARDENS 3355 (REI) **Agent Comments**

 4  2  2

Price: \$685,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 400 sqm approx



57 Lake Gardens Av LAKE GARDENS 3355 (REI) **Agent Comments**

 4  2  2

Price: \$650,000
Method: Private Sale
Date: 11/06/2024
Property Type: House
Land Size: 633 sqm approx

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