

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

38 Faversham Avenue, Lake Gardens Vic 3355

Indicative selling price

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

Range between \$595,000 & \$630,000

Median sale price

Median price \$557,500

Property Type House

Suburb Lake Gardens

Period - From 16/10/2018

to 15/10/2019

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	18 Faversham Av LAKE GARDENS 3355	\$650,000	22/06/2018
2	32 Faversham Av LAKE GARDENS 3355	\$595,000	24/04/2019
3	69 Faversham Av LAKE GARDENS 3355	\$590,000	23/08/2019

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:

16/10/2019 16:36



4+ 2 2

Rooms: 9/4

Property Type: House (Previously Occupied - Detached)

Land Size: 665 sqm approx

Agent Comments

Immaculate home in prime location. Very generous sized light and bright living areas (three) and 4 double bedrooms plus study. Large ensuite, excellent storage, Central heating, cooling and vacuum, double garage

Indicative Selling Price

\$595,000 - \$630,000

Median House Price

16/10/2018 - 15/10/2019: \$557,500

Comparable Properties



18 Faversham Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 4

Price: \$650,000

Method: Private Sale

Date: 22/06/2018

Property Type: House

Land Size: 840 sqm approx



32 Faversham Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$595,000

Method: Private Sale

Date: 24/04/2019

Property Type: House

Land Size: 665 sqm approx



69 Faversham Av LAKE GARDENS 3355 (REI/VG)

Agent Comments

4 2 2

Price: \$590,000

Method: Private Sale

Date: 23/08/2019

Property Type: House (Res)

Land Size: 646 sqm approx