



Statement of Information

Sections 47AF of the Estate Agents Act 1980

17 Lake Gardens Avenue,
LAKE GARDENS 3355

House

4 beds

2 baths

3 parking

Indicative selling price

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

Single price \$ 949,000

Median sale price

Median House for LAKE GARDENS for period Mar 2016 - Mar 2017
Sourced from Pricerfinder.

\$ 462,499

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

11 Lake Gardens Avenue, LAKE GARDENS 3355	Price \$ 1,006,000	Sold 27 November 2016
15 St Leger Close, NEWINGTON 3350	Price \$ 1,050,000	Sold 21 December 2016
5 Elliott Street, LAKE WENDOUREE 3355	Price \$ 945,000	Sold 08 December 2016

Contact agents

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PRDnationwide

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Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricerfinder.

PRD nationwide

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350