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 | 31 Faversham Avenue, Lake Gardens Vic 3355 |
|-----------------------|--|
| Including suburb or | |
| locality and postcode | |
| | |

Indicative selling price

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

| Range between \$835,000 | & | \$875,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$695,000 | Pro | perty Type | House | | Suburb | Lake Gardens |
|---------------|------------|-----|------------|-------|--------|----------|--------------|
| Period - From | 12/08/2024 | to | 11/08/2025 | | Source | Property | / Data |

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

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 19 St Michaels PI LAKE GARDENS 3355 | \$845,000 | 18/02/2025 |
| 2 | 37 Stirling Dr LAKE GARDENS 3355 | \$870,000 | 26/11/2024 |
| 3 | 27 St Chester Av LAKE GARDENS 3355 | \$850,000 | 19/10/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

| This Statement of Information was prepared on: | 12/08/2025 08:58 |
|--|------------------|



JellisCraig





Property Type: House Land Size: 684 sqm approx **Agent Comments**

Indicative Selling Price \$835,000 - \$875,000 **Median House Price** 12/08/2024 - 11/08/2025: \$695,000

Comparable Properties



19 St Michaels PI LAKE GARDENS 3355 (REI/VG)

Price: \$845,000

Method: Private Sale Date: 18/02/2025 Property Type: House

Land Size: 505 sqm approx

Agent Comments



37 Stirling Dr LAKE GARDENS 3355 (REI/VG)





Price: \$870,000 Method: Auction Sale

Date: 26/11/2024 Property Type: House (Res) Land Size: 731 sqm approx

Agent Comments



27 St Chester Av LAKE GARDENS 3355 (REI/VG)



Price: \$850,000 Method: Private Sale Date: 19/10/2024

Property Type: House Land Size: 603 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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