

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 and
postcode

42 FAVERSHAM AVENUE LAKE GARDENS VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Lake Gardens

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

13 GOLDWOOD DRIVE ALFREDTON VIC 3350	\$1,025,000	03-Feb-25
33 SIGNATURE DRIVE ALFREDTON VIC 3350	\$1,110,000	15-Feb-25
307A WENDOUREE PARADE LAKE WENDOUREE VIC 3350	\$900,000	07-May-25

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: 17 July 2025



**13 GOLDWOOD DRIVE
ALFREDTON VIC 3350**

 4  2  2

Sold Price

\$1,025,000

Sold Date

03-Feb-25

Distance

0.92km



**33 SIGNATURE DRIVE ALFREDTON
VIC 3350**

 5  3  2

Sold Price

\$1,110,000

Sold Date

15-Feb-25

Distance

1.08km



**307A WENDOUREE PARADE LAKE
WENDOUREE VIC 3350**

 2  2  1

Sold Price

\$900,000

Sold Date

07-May-25

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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