

## STATEMENT OF INFORMATION

18 SOMERSET AVENUE, LAKE GARDENS, VIC 3355

PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 SOMERSET AVENUE, LAKE GARDENS, 2 1 1

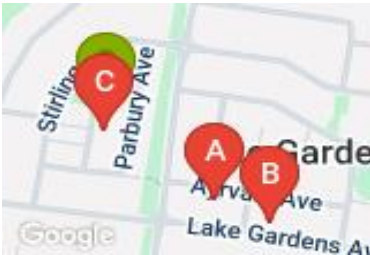
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Single Price: **\$559,000**

Provided by: Luke Veal, Jens Veal Byrne

MEDIAN SALE PRICE



LAKE GARDENS, VIC, 3355

Suburb Median Sale Price (House)

**\$720,000**

01 April 2024 to 31 March 2025

Provided by:

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



39 AYRVALE AVE, LAKE GARDENS, VIC 3355

3 1 2

Sale Price

**\$576,000**

Sale Date: 01/04/2025

Distance from Property: 237m



36 LAKE GARDENS AVE, LAKE GARDENS, VIC

3 2 2

Sale Price

**\$565,000**

Sale Date: 20/03/2025

Distance from Property: 334m



12 SOMERSET AVE, LAKE GARDENS, VIC 3355

3 1 1

Sale Price

**\*\$540,000**

Sale Date: 10/06/2025

Distance from Property: 35m

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

Property offered for sale

Address  
Including suburb and  
postcode

18 SOMERSET AVENUE, LAKE GARDENS, VIC 3355

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$559,000

Median sale price

Median price

\$720,000

Property type

House


Suburb

LAKE GARDENS

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
39 AYRVALE AVE, LAKE GARDENS, VIC 3355	\$576,000	01/04/2025
36 LAKE GARDENS AVE, LAKE GARDENS, VIC 3355	\$565,000	20/03/2025
12 SOMERSET AVE, LAKE GARDENS, VIC 3355	*\$540,000	10/06/2025

This Statement of Information was prepared on:

13/06/2025