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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

14 Garden Court Lake Gardens VIC 3355

 4  2  2

## Indicative Selling Price

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

Range between \$585,000 & \$635,000













## Median Sale Price

\$537,500 Houses in Lake gardens between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>22 Cinnamon Drive Lake Gardens VIC 3355</b>  4  2  2	Sold Price	<b>\$575,000</b>	Sold Date	<b>31-May-18</b>	Distance	<b>0.25km</b>
	<b>1 Cinnamon Drive Lake Gardens VIC 3355</b>  4  2  2	Sold Price	<b>\$710,000</b>	Sold Date	<b>10-Oct-18</b>	Distance	<b>0.26km</b>
	<b>141 Aspect Parade Alfredton VIC 3350</b>  4  2  2	Sold Price	<b>\$672,500</b>	Sold Date	<b>06-Nov-18</b>	Distance	<b>1.45km</b>

RS = Recent sale      UN = Undisclosed Sale

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