

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 or
locality and postcode

360 Bluestone Bridge Road, Lovely Banks Vic 3213

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$820,000

Property Type House

Suburb Lovely Banks

Period - From 19/10/2021

to

18/10/2022

Source REIV

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
1	20 Hannah Ct LOVELY BANKS 3213	\$2,350,000	23/05/2022
2	80 Kulina Dr LOVELY BANKS 3213	\$1,930,000	19/02/2022
3	240 Tower Hill Dr LOVELY BANKS 3213	\$1,745,000	25/10/2021

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:

19/10/2022 20:14

360 Bluestone Bridge Road, Lovely Banks Vic 3213



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
19/10/2021 - 18/10/2022: \$820,000

Comparable Properties



20 Hannah Ct LOVELY BANKS 3213 (REI)

Agent Comments



Price: \$2,350,000
Method: Private Sale
Date: 23/05/2022
Property Type: House
Land Size: 10500 sqm approx



80 Kulina Dr LOVELY BANKS 3213 (REI)

Agent Comments



Price: \$1,930,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 4046 sqm approx

240 Tower Hill Dr LOVELY BANKS 3213 (REI)

Agent Comments



Price: \$1,745,000
Method: Private Sale
Date: 25/10/2021
Property Type: House

Account - Avion Properties | P: 03 9317 6500



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