

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

10/180 Cox Road, Lovely Banks Vic 3213

Indicative selling price

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

Range between \$309,000 & \$339,000

Median sale price

Median price \$369,000 Property Type Unit Suburb Lovely Banks

Period - From 01/01/2021 to 31/12/2021 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	7/180 Cox Rd LOVELY BANKS 3213	\$335,000	10/08/2021
2	28/180 Cox Rd LOVELY BANKS 3213	\$335,000	02/07/2021
3	36/180 Cox Rd LOVELY BANKS 3213	\$335,000	20/12/2020

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:

12/04/2022 13:45

10/180 Cox Road, Lovely Banks Vic 3213

Harcourts

Joe Grgic

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Indicative Selling Price

\$309,000 - \$339,000

Median Unit Price

Year ending December 2021: \$369,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



7/180 Cox Rd LOVELY BANKS 3213 (REI/VG)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 10/08/2021

Property Type: Unit

28/180 Cox Rd LOVELY BANKS 3213 (VG)

Agent Comments



Price: \$335,000

Method: Sale

Date: 02/07/2021

Property Type: Flat/Unit/Apartment (Res)



36/180 Cox Rd LOVELY BANKS 3213 (VG)

Agent Comments



Price: \$335,000

Method: Sale

Date: 20/12/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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