Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 235 Matthews Road, Lovely Banks Vic 3213

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$890,000		&		\$979,000			
Median sale p	rice							
Median price	\$575,000	Pro	operty Type	Hou	se		Suburb	Lovely Banks
Period - From	18/03/2020	to	17/03/2021		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

18/03/2021 11:57



Harcourts





Property Type: House (Previously Occupied - Detached) Land Size: 2041 sqm approx Agent Comments Jasmin Jurkovic 5278 7011 0421 357 077 jas.jurkovic@harcourts.com.au

Indicative Selling Price \$890,000 - \$979,000 Median House Price 18/03/2020 - 17/03/2021: \$575,000

Comparable Properties

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 eighteen months.

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.