

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 O'Dwyer Court, LOVELY BANKS 3213

### Indicative selling price

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

**Single price \$465,000**

### Median sale price

Median **House** for **Lovely Banks** for period **Jan 2017 - Jun 2017**

Sourced from **Pricefinder**.

**\$590,000**

### 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 agent's representative considers to be the most comparable to the property for sale.

**2 Hayes Court,**  
Lovely Banks 3213

Price **\$430,000** Sold 04 April 2017

**3 Cowan Court,**  
Lovely Banks 3213

Price **\$460,000** Sold 14 July 2017

**15 Nolan Place,**  
Lovely Banks 3213

Price **\$460,000** Sold 17 February 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

  
**3 beds**

  
**2 baths**

  
**2 parking**

### Contact agents

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