

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

80 Kulina Drive, Lovely Banks Vic 3213

Indicative selling price

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

Range between \$1,595,000

&

\$1,750,000

Median sale price

Median price \$672,500

Property Type House

Suburb Lovely Banks

Period - From 25/01/2021

to

24/01/2022

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	245-255 Emmersons Rd LOVELY BANKS 3213	\$1,835,000	18/12/2021
2	240 Tower Hill Dr LOVELY BANKS 3213	\$1,745,000	25/10/2021
3	20 Neretva PI LOVELY BANKS 3213	\$1,665,000	26/11/2021

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:

25/01/2022 12:18



Property Type: Hobby
Farm/Farmlet 20 ha+ (Rur)
Land Size: 10990 sqm approx
Agent Comments

Indicative Selling Price
\$1,595,000 - \$1,750,000

Median House Price
25/01/2021 - 24/01/2022: \$672,500

Comparable Properties



245-255 Emmersons Rd LOVELY BANKS 3213 (REI) **Agent Comments**



Price: \$1,835,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 15040 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



20 Neretva PI LOVELY BANKS 3213 (REI) **Agent Comments**



Price: \$1,665,000
Method: Private Sale
Date: 26/11/2021
Property Type: House
Land Size: 14701 sqm approx