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	80 Kulina Drive, Lovely Banks Vic 3213
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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
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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 Agent Comments

(REI)





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)

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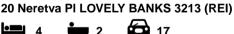






Price: \$1,745,000 Method: Private Sale Date: 25/10/2021 Property Type: House







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

Agent Comments

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