

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

10/182-188 Cox Road, Lovely Banks Vic 3213

Indicative selling price

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

Range between

\$415,000

&

\$439,000

Median sale price

Median price

\$359,000

Property Type

Unit

Suburb

Lovely Banks

Period - From

23/02/2022

to

22/02/2023

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	4/182 Cox Rd LOVELY BANKS 3213	\$485,000	27/09/2022
2	1/2 Carnation Ct NORLANE 3214	\$470,000	19/12/2022
3	3/6 Gardenia Gr NORLANE 3214	\$415,000	15/11/2022

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:

23/02/2023 11:40

10/182-188 Cox Road, Lovely Banks Vic 3213

Harcourts

Nick De Stefano

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Indicative Selling Price

\$415,000 - \$439,000

Median Unit Price

23/02/2022 - 22/02/2023: \$359,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties

4/182 Cox Rd LOVELY BANKS 3213 (VG)

Agent Comments

2 - -

Price: \$485,000

Method: Sale

Date: 27/09/2022

Property Type: Flat/Unit/Apartment (Res)



1/2 Carnation Ct NORLANE 3214 (REI/VG)

Agent Comments

2 1 2

Price: \$470,000

Method: Private Sale

Date: 19/12/2022

Property Type: Unit

Land Size: 193 sqm approx



3/6 Gardenia Gr NORLANE 3214 (REI/VG)

Agent Comments

2 1 1

Price: \$415,000

Method: Private Sale

Date: 15/11/2022

Property Type: Unit

Land Size: 167 sqm approx

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



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