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

5155 Great Ocean Road, Lavers Hill Vic 3238

Indicative selling price

For the meaning	of this price see of	consumer.vic.go	v.au/underquoting				
Range betweer	\$875,000	&	\$925,000				
Median sale price*							
Median price		Property Type	S	uburb Lavers Hill			
Period - From		to	Source				

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.

Ade	dress of comparable property	Price	Date of sale
1	5037 Great Ocean Rd LAVERS HILL 3238	\$990,000	23/11/2021
2	4895 Great Ocean Rd LAVERS HILL 3238	\$980,000	19/07/2022
3	5065 Great Ocean Rd LAVERS HILL 3238	\$750,000	24/05/2023

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:

09/02/2024 15:58

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



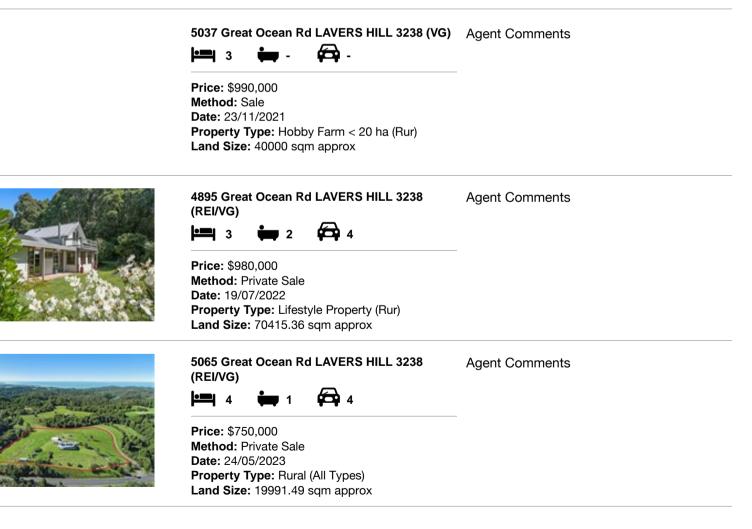






Property Type: Lifestyle Property (Rur) Land Size: 44151.2426 sqm approx Agent Comments Indicative Selling Price \$875,000 - \$925,000 No median price available

Comparable Properties



Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160





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