

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

24 Endeca Court, Lovely Banks Vic 3213

Indicative selling price

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

Range between \$549,000 & \$599,000

Median sale price

Median price \$760,000 Property Type House Suburb Lovely Banks

Period - From 01/07/2022 to 30/06/2023 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 eighteen 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		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on: 02/10/2023 13:59

24 Endeca Court, Lovely Banks Vic 3213

Harcourts

Nick De Stefano
5278 7011

0431 230 124

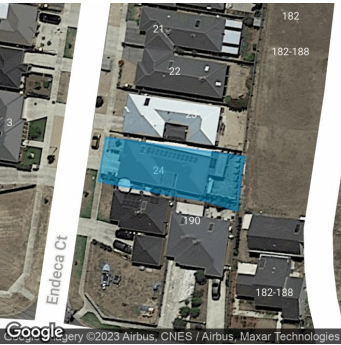
nick.destefano@harcourts.com.au

Indicative Selling Price

\$549,000 - \$599,000

Median House Price

Year ending June 2023: \$760,000



3 0 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 350 sqm approx
Agent Comments

Comparable Properties

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 eighteen months.

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



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