

# 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

3 Sirocco Court, Lovely Banks Vic 3213

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$799,000

&

\$849,000

### Median sale price

Median price \$713,750

Property Type House

Suburb Lovely Banks

Period - From 01/01/2021

to 31/12/2021

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	20 Phalaris Park Dr LOVELY BANKS 3213	\$835,000	08/02/2022
2	5 Sirocco Ct LOVELY BANKS 3213	\$820,000	03/09/2021
3	34 Phalaris Park Dr LOVELY BANKS 3213	\$795,000	18/01/2022

**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:

04/04/2022 10:14

3 Sirocco Court, Lovely Banks Vic 3213

**Harcourts**

Joe Grgic

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**Indicative Selling Price**

\$799,000 - \$849,000

**Median House Price**

Year ending December 2021: \$713,750



4 2 6

**Property Type:** House

Agent Comments

## Comparable Properties



**20 Phalaris Park Dr LOVELY BANKS 3213 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$835,000

**Method:** Private Sale

**Date:** 08/02/2022

**Property Type:** House

**Land Size:** 539 sqm approx



**5 Sirocco Ct LOVELY BANKS 3213 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$820,000

**Method:** Private Sale

**Date:** 03/09/2021

**Property Type:** House

**Land Size:** 449 sqm approx



**34 Phalaris Park Dr LOVELY BANKS 3213 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$795,000

**Method:** Private Sale

**Date:** 18/01/2022

**Property Type:** House

**Land Size:** 481 sqm approx

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



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