

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 and
postcode

8 NOLAN PLACE LOVELY BANKS VIC 3213

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

House

Suburb

Lovely Banks

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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

4 COWAN COURT LOVELY BANKS VIC 3213	\$742,500	18-May-21
73 MATTHEWS ROAD LOVELY BANKS VIC 3213	\$820,000	10-May-22
29 PHALARIS PARK DRIVE LOVELY BANKS VIC 3213	\$750,000	13-Sep-21

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: 06 June 2022



4 COWAN COURT LOVELY BANKS VIC 3213

Sold Price

\$742,500

Sold Date

18-May-21



4



2



4

Distance

0.24km



73 MATTHEWS ROAD LOVELY BANKS VIC 3213

Sold Price

^{RS} **\$820,000**

Sold Date

10-May-22



4



2



3

Distance

1.43km



29 PHALARIS PARK DRIVE LOVELY BANKS VIC 3213

Sold Price

\$750,000

Sold Date

13-Sep-21



4



2



3

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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