

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

85 LAVERYS ROAD MOUNT BOLTON VIC 3352

Indicative selling price

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

Single Price

\$850,000

or range
between

Median sale price

Important advice about the median sale price: 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*.

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
137 GRIFFINS ROAD COGHILLS CREEK VIC 3364	\$975,000	26-May-21
1840 SUNRAYSIA HIGHWAY ADDINGTON VIC 3352	\$642,800	11-Mar-22
9 STAG ROAD ALLENDALE VIC 3364	\$1,250,000	29-Oct-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: 2nd March 2023



137 GRIFFINS ROAD COGHILLS CREEK VIC 3364

 3  1  3

Sold Price **\$975,000** Sold Date **26-May-21**

Distance **5.68km**



1840 SUNRAYSIA HIGHWAY ADDINGTON VIC 3352

 2  1  2

Sold Price ^{RS} **\$642,800** Sold Date **11-Mar-22**

Distance **1.17km**



9 STAG ROAD ALLENDALE VIC 3364

 4  1  4

Sold Price **\$1,250,000** Sold Date **29-Oct-21**

Distance **-**



71 ADDINGTON ROAD MOUNT BOLTON VIC 3352

 4  2  -

Sold Price **\$1,400,000** Sold Date **13-Jul-21**

Distance **2.71km**

RS = Recent sale

UN = Undisclosed Sale

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