

Statement of Information
**Single residential property located outside the
Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*



SOULFUL LIVING
REAL ESTATE

Property offered for sale

Address

9 Lavinia Court, Moriac Vic 3240

Indicative selling price

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

Single Price

\$1,950,000

Median sale price

Median price

N/A

Property type

house

Suburb

Anglesea

Period - From

to

Source

Realestate.com.au

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

16 Farrer Road, Moriac Vic 3240	\$2,350,000	1st Sept 2022
4 Macarthur Way, Moriac Vic 3240	\$1,675,000	5 th Dec 2022
5 Raven Court, Moriac Vic 3240	\$1,650,000	19 th Oct 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: 20.12. 2024