

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

2/343 Anakie Road, Lovely Banks Vic 3213

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price*

Median price \$280,000 Property Type Unit Suburb Lovely Banks

Period - From 18/09/2018 to 18/09/2019 Source Propertydata

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	1/29 ODwyer Ct LOVELY BANKS 3213	\$374,000	21/09/2018
2	1/39 Haugh St LOVELY BANKS 3213	\$350,000	11/05/2018
3	3/55 Haugh St LOVELY BANKS 3213	\$300,000	12/06/2018

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: 18/09/2019 15:30

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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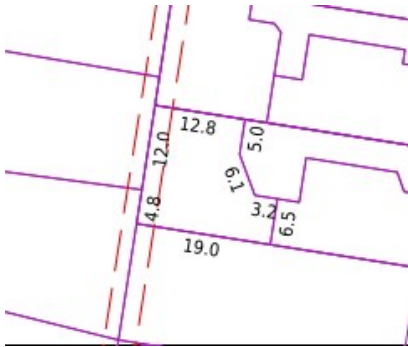
Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price *

18/09/2018 - 18/09/2019: \$280,000

* Agent calculated median based on 3 sales



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/29 ODwyer Ct LOVELY BANKS 3213 (REI/VG) Agent Comments



Price: \$374,000

Method: Private Sale

Date: 21/09/2018

Property Type: House

1/39 Haugh St LOVELY BANKS 3213 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 11/05/2018

Property Type: Flat/Unit/Apartment (Res)



3/55 Haugh St LOVELY BANKS 3213 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 12/06/2018

Property Type: Flat/Unit/Apartment (Res)