

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

174 GOLDSWORTHY ROAD 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

\$849,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

House

Suburb

Lovely Banks

Period-from

01 Feb 2023

to

31 Jan 2024

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

65 DARRIWILL STREET BELL POST HILL VIC 3215	\$880,000	09-Sep-22
13 DENA COURT BELL PARK VIC 3215	\$880,000	06-Nov-22
2 CANOLA COURT LOVELY BANKS VIC 3213	\$865,000	28-Nov-23

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: 09 February 2024

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**65 DARRIWILL STREET BELL POST HILL VIC 3215**

Sold Price

\$880,000

Sold Date

09-Sep-22

4 2 2

Distance

2.45km**13 DENA COURT BELL PARK VIC 3215**

Sold Price

Sold Date

06-Nov-22

4 2 2

Distance

2.76km**2 CANOLA COURT LOVELY BANKS VIC 3213**

Sold Price

\$865,000

Sold Date

28-Nov-23

5 2 -

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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