

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

33 Phalaris Park Drive, Lovely Banks, VIC 3213
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Indicative selling price

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

Single price

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 or range between

\$680,000

 &

\$720,000

Median sale price

Median price

\$ 690,000

 Property type

House

 Suburb

LOVELY BANKS

Period - From

08/04/2023

 to

07/04/2024

 Source

core_logic

Comparable property sales

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 eighteen months.

	Address of comparable property	Price	Date of sale
1	21-23 Nolan Place Lovely Banks Vic 3213	\$740,000	2023-04-15
2	65 Coakley Crescent Lovely Banks Vic 3213	\$735,000	2024-03-20
3			

This Statement of Information was prepared on:

08/04/2024

