

## 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

190 Bluestone Bridge Road Lovely Banks VIC 3213

### Indicative selling price

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

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Lovely Banks

Period-from

01 Oct 2020

to

30 Sep 2021

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

75 Lovely Banks Road Lovely Banks VIC 3213	\$1,500,000	08-Aug-20
195 Bluestone Bridge Road Lovely Banks VIC 3213	\$1,550,000	13-Jan-21
40 Eva Place Lovely Banks VIC 3213	\$1,870,000	14-Sep-20

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: 05 October 2021



**75 Lovely Banks Road Lovely Banks VIC 3213** Sold Price **\$1,500,000** Sold Date **08-Aug-20**

 4  2  6

Distance **1.6km**



**195 Bluestone Bridge Road Lovely Banks VIC 3213** Sold Price **\$1,550,000** Sold Date **13-Jan-21**

 3  3  4

Distance **0.18km**



**40 Eva Place Lovely Banks VIC 3213** Sold Price **\$1,870,000** Sold Date **14-Sep-20**

 4  2  13

Distance **2.33km**

RS = Recent sale      UN = Undisclosed Sale

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