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	31/180 Cox 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	$340,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$335,000	Property type	Unit	Suburb	Lovely Banks
Period-from	01 Feb 2021	to	31 Jan 2022	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
29/180 Cox Road Lovely Banks VIC 3213	$340,000	17-Sep-21
17/182-188 Cox Road Lovely Banks VIC 3213	$408,000	20-Aug-21
7/180 Cox Road Lovely Banks VIC 3213	$335,000	10-Aug-21

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: 03 February 2022

xynergyrealty
xynergycommercial
Kial Jarred
M 0451199168
E kial.jarred@xynergy.com.au



29/180 Cox Road Lovely Banks VIC 3213

2 1 1

Sold Price **$340,000** Sold Date **17-Sep-21**

Distance **0.01km**



17/182-188 Cox Road Lovely Banks VIC 3213

2 1 2

Sold Price **$408,000** Sold Date **20-Aug-21**

Distance **0.04km**



7/180 Cox Road Lovely Banks VIC 3213

2 1 1

Sold Price **$335,000** Sold Date **10-Aug-21**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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