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	76 Haugh Street, Lovely Banks VIC 3213

Indicative selling price

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

Range between $785,000 & $815,000

Median sale price

Median price $825,000 Property Type House Suburb Lovely Banks

Period - From 21/11/2024 to 20/05/2025 Source price_finder

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
54 Coakley Crescent Lovely Banks VIC	$825,000	07/12/2024
2 Rosa Court Bell Park VIC	$832,000	04/02/2025
15 Carissa Mews Bell Park VIC	$800,000	11/02/2025

This Statement of Information was prepared on: 21/05/2025