#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	5/25 Alma Street, Lower Plenty Vic 3093
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$670,000 & \$730,00	000
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#### Median sale price

Median price	\$700,000	Pro	perty Type Ur	it		Suburb	Lower Plenty
Period - From	11/12/2023	to	10/12/2024	So	urce	Property	/ Data

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	3/23 Calrossie Av MONTMORENCY 3094	\$730,000	26/08/2024
2	4/38 Alma St LOWER PLENTY 3093	\$710,000	30/07/2024
3	2/1 Graeme Av MONTMORENCY 3094	\$755,000	13/06/2024

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/12/2024 12:00



Date of sale







Property Type: Unit Land Size: 255 sqm approx

**Agent Comments** 

Indicative Selling Price \$670,000 - \$730,000 Median Unit Price 11/12/2023 - 10/12/2024: \$700,000

## Comparable Properties



3/23 Calrossie Av MONTMORENCY 3094 (REI/VG)

3

**—** 

1

**a** 2

Price: \$730,000 Method: Private Sale Date: 26/08/2024 Property Type: Unit **Agent Comments** 



4/38 Alma St LOWER PLENTY 3093 (VG)

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3

Price: \$710,000



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**Method:** Sale **Date:** 30/07/2024

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



2/1 Graeme Av MONTMORENCY 3094 (REI/VG)

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3



1

Agent Comments

Price: \$755,000 Method: Private Sale Date: 13/06/2024

Rooms: 5 Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243





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