

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Lower Plenty

Period - From 11/12/2023 to 10/12/2024 Source 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	Price	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



 3  1  2

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)

Agent Comments

 3  1  2

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



4/38 Alma St LOWER PLENTY 3093 (VG)

Agent Comments

 3  -  -

Price: \$710,000
Method: Sale
Date: 30/07/2024
Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

 3  1  2

Price: \$755,000
Method: Private Sale
Date: 13/06/2024
Rooms: 5
Property Type: Unit

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