

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9/141 MAIN ROAD, LOWER PLENTY, VIC**

2 1 1

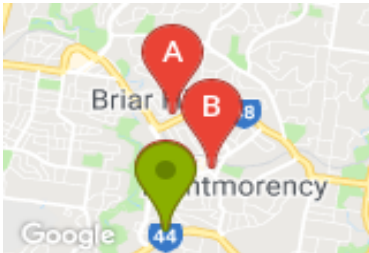
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$470,000 to \$510,000**

Provided by: Michael Collins, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**LOWER PLENTY, VIC, 3093**

**Suburb Median Sale Price (Unit)**

**\$422,500**

01 April 2018 to 31 March 2019

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**2/9 BEACONSFIELD RD, BRIAR HILL, VIC 3088**

2 1 1

**Sale Price**

**\$485,000**

Sale Date: 17/12/2018

Distance from Property: 1.7km



**6/2 WELLINGTON ST, MONTMORENCY, VIC**

2 1 1

**Sale Price**

**\$530,000**

Sale Date: 22/11/2018

Distance from Property: 1.1km



**11/141 MAIN RD, LOWER PLENTY, VIC 3093**

2 1 1

**Sale Price**

**\$515,000**

Sale Date: 15/11/2018

Distance from Property: 32m



This report has been compiled on 01/04/2019 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

9/141 MAIN ROAD, LOWER PLENTY, VIC 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$470,000 to \$510,000

### Median sale price

Median price

\$422,500

House

Unit

X

Suburb

LOWER PLENTY

Period

01 April 2018 to 31 March 2019

Source

  
pricfinder

### Comparable property sales

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

2/9 BEACONSFIELD RD, BRIAR HILL, VIC 3088	\$485,000	17/12/2018
6/2 WELLINGTON ST, MONTMORENCY, VIC 3094	\$530,000	22/11/2018
11/141 MAIN RD, LOWER PLENTY, VIC 3093	\$515,000	15/11/2018