

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 3/117 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$706,200 Property Type Unit Suburb Lower Plenty

Period - From 22/06/2021 to 21/06/2022 Source REIV

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	4/21 Beaconsfield Rd BRIAR HILL 3088	\$770,000	14/03/2022
2	4/65 Henry St GREENSBOROUGH 3088	\$760,000	30/05/2022
3	1/20-22 Alma St LOWER PLENTY 3093	\$750,000	27/05/2022

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: 22/06/2022 12:21



Property Type:

Land Size: 279 sqm approx

Agent Comments

Comparable Properties



**4/21 Beaconsfield Rd BRIAR HILL 3088
(REI/VG)**

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 14/03/2022

Property Type: Townhouse (Res)

Land Size: 238 sqm approx



**4/65 Henry St GREENSBOROUGH 3088
(REI/VG)**

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 30/05/2022

Property Type: Townhouse (Res)



1/20-22 Alma St LOWER PLENTY 3093 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 27/05/2022

Rooms: 6

Property Type: House (Res)