

## 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

1/45 Edwards Street, 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)

Range between \$640,000

&amp;

\$700,000

**Median sale price**

Median price \$580,000

House

Unit

X

Suburb

Lower Plenty

Period - From 01/07/2017

to

30/06/2018

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	1/13 Adam Cr MONTMORENCY 3094	\$675,000	28/08/2018
2	4/21 Alma St LOWER PLENTY 3093	\$658,500	31/08/2018
3	1/5 Rattray Rd MONTMORENCY 3094	\$640,000	07/08/2018

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.