

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

2/10 Maskell Crescent Lower Plenty VIC 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

2/12 Riverview Road Montmorency VIC 3094	\$602,000	10-Jan-21
2/37 Williams Road Briar Hill VIC 3088	\$577,000	10-Oct-20
2/84 Sherbourne Road Montmorency VIC 3094	\$587,000	05-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 22 February 2021



2/12 Riverview Road Montmorency VIC 3094

2 1 1

Sold Price

\$602,000

Sold Date

10-Jan-21

Distance

0.92km



2/37 Williams Road Briar Hill VIC 3088

2 1 2

Sold Price

\$577,000

Sold Date

10-Oct-20

Distance

1.92km



2/84 Sherbourne Road Montmorency VIC 3094

2 1 1

Sold Price

\$587,000

Sold Date

05-Nov-20

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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