

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

16 Kett Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,454,000

Property Type House

Suburb Lower Plenty

Period - From 01/07/2021

to

30/06/2022

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	346 Main Rd LOWER PLENTY 3093	\$1,950,000	08/05/2022
2			
3			

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:

28/07/2022 10:29

16 Kett Street, Lower Plenty Vic 3093

**Jellis
Craig**

Michael Carr

9431 1222

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending June 2022: \$1,454,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 526 sqm approx

Agent Comments

Comparable Properties

346 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments



Price: \$1,950,000

Method: Private Sale

Date: 08/05/2022

Property Type: House (Res)

Land Size: 809 sqm approx

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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