

## 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

6/6 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Lower Plenty

Period-from

01 May 2023

to

30 Apr 2024

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

4/35 PANORAMA AVENUE LOWER PLENTY VIC 3093	\$657,800	14-Dec-23
4/52 COVENTRY STREET MONTMORENCY VIC 3094	\$680,000	24-Apr-24
8/9 DAVEY ROAD MONTMORENCY VIC 3094	\$690,000	08-Feb-24

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: 15 May 2024



4/35 PANORAMA AVENUE LOWER Sold Price **\$657,800** Sold Date **14-Dec-23**  
PLENTY VIC 3093

2 1 1

Distance **1.11km**



4/52 COVENTRY STREET Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **24-Apr-24**  
MONTMORENCY VIC 3094

2 1 1

Distance **1.27km**



8/9 DAVEY ROAD MONTMORENCY Sold Price **\$690,000** Sold Date **08-Feb-24**  
VIC 3094

2 1 1

Distance **1.57km**

RS = Recent sale UN = Undisclosed Sale

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