

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 Lomandra Court, Plenty Vic 3090

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Plenty

Period - From 01/04/2022

to

31/03/2023

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	5 Lightwood La PLENTY 3090	\$2,000,000	12/12/2022
2	10 Josephine Ct PLENTY 3090	\$1,850,000	10/02/2023
3	3 Manna Mews PLENTY 3090	\$1,800,000	13/12/2022

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:

31/05/2023 16:12



4 2 3

Rooms: 8
Property Type: House
Land Size: 999 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
Year ending March 2023: \$1,950,000

Comparable Properties



5 Lightwood La PLENTY 3090 (REI/VG)

Agent Comments

5 3 4

Price: \$2,000,000
Method: Private Sale
Date: 12/12/2022
Property Type: House
Land Size: 1100 sqm approx



10 Josephine Ct PLENTY 3090 (REI/VG)

Agent Comments

4 3 3

Price: \$1,850,000
Method: Private Sale
Date: 10/02/2023
Property Type: House
Land Size: 1000 sqm approx



3 Manna Mews PLENTY 3090 (REI/VG)

Agent Comments

4 2 3

Price: \$1,800,000
Method: Private Sale
Date: 13/12/2022
Rooms: 8
Property Type: House (Res)
Land Size: 1000 sqm approx

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