

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

27 Edwards Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Lower Plenty

Period - From

01/01/2022

to

31/12/2022

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	186 Main Rd LOWER PLENTY 3093	\$1,218,000	05/11/2022
2	18 Mcfarlane St MONTMORENCY 3094	\$1,200,000	12/11/2022
3	6 Calrossie Av MONTMORENCY 3094	\$1,155,000	17/12/2022

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:

14/02/2023 15:13



3 1 1

Property Type: House
Land Size: 896 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending December 2022: \$1,350,000

Comparable Properties



186 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

4 3 2

Price: \$1,218,000
Method: Private Sale
Date: 05/11/2022
Property Type: House
Land Size: 789 sqm approx



18 Mcfarlane St MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$1,200,000
Method: Private Sale
Date: 12/11/2022
Property Type: Land (Res)
Land Size: 708 sqm approx



6 Calrossie Av MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 2

Price: \$1,155,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 963 sqm approx

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