Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27 Edwards Street, Lower Plenty Vic 3093

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,350,000	Pro	operty Type	Hous	se		Suburb	Lower Plenty
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ade	dress 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









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)

18 Mcfarlane St MONTMORENCY 3094 (REI)



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

Agent Comments



Price: \$1,200,000 Method: Private Sale Date: 12/11/2022

Property Type: Land (Res) **Land Size:** 708 sqm approx

3

6 Calrossie Av MONTMORENCY 3094 (REI/VG) Agent Comments



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

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



propertydata

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