

## 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

17 MONARCH RIDGE 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

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$706,200

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Feb 2022

to

31 Jan 2023

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

1/200 MAIN ROAD LOWER PLENTY VIC 3093	\$795,000	28-Nov-22
21 MONARCH RIDGE LOWER PLENTY VIC 3093	\$810,000	25-Oct-22

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: 23 February 2023



**1/200 MAIN ROAD LOWER PLENTY VIC 3093**

3 2 2

<sup>RS</sup> **\$795,000** Sold Date **28-Nov-22**

Distance **1.43km**



**21 MONARCH RIDGE LOWER PLENTY VIC 3093**

3 2 1

Sold Price **\$810,000** Sold Date **25-Oct-22**

Distance **0.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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