

# 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

4/25 Alma Street, 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)

Range between \$620,000 & \$680,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Lower Plenty

Period - From 11/06/2019 to 10/06/2020 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	1/20-22 Alma St LOWER PLENTY 3093	\$680,000	11/05/2020
2	6/10 Kett St LOWER PLENTY 3093	\$665,000	29/02/2020
3			

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:

11/06/2020 09:09



 3  - 

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$620,000 - \$680,000

**Median Unit Price**

11/06/2019 - 10/06/2020: \$610,000

## Comparable Properties



**1/20-22 Alma St LOWER PLENTY 3093 (REI)**

Agent Comments

 3  2  1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 11/05/2020

**Rooms:** 5

**Property Type:** House (Res)



**6/10 Kett St LOWER PLENTY 3093 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$665,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Unit

**Land Size:** 215 sqm approx

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.