

# 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

3 Byron Avenue, 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,405,000 Property Type House Suburb Lower Plenty

Period - From 04/04/2022 to 03/04/2023 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	116 Warralong Av GREENSBOROUGH 3088	\$978,000	26/11/2022
2	290 Elder St GREENSBOROUGH 3088	\$960,000	22/10/2022
3	43 Looker Rd MONTMORENCY 3094	\$925,000	09/11/2022

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:

04/04/2023 11:37

3 Byron Avenue, Lower Plenty Vic 3093

**Jellis  
Craig**

Tom Kurtschenko

0417 502 944

tomkurtschenko@jellisrcraig.com.au



3 1

**Property Type:** House (Res)

**Land Size:** 796 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

04/04/2022 - 03/04/2023: \$1,405,000

## Comparable Properties



**116 Warralong Av GREENSBOROUGH 3088**  
(REI/VG)

Agent Comments

4 2 2

**Price:** \$978,000

**Method:** Auction Sale

**Date:** 26/11/2022

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 540 sqm approx



**290 Elder St GREENSBOROUGH 3088**  
(REI/VG)

Agent Comments

3 2 2

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 22/10/2022

**Property Type:** House (Res)

**Land Size:** 576 sqm approx



**43 Looker Rd MONTMORENCY 3094 (REI)**

Agent Comments

3 3 2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 09/11/2022

**Property Type:** House (Res)

**Land Size:** 430 sqm approx

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



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