

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

138 Bonds Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$2,700,000

&

\$2,900,000

Median sale price

Median price \$1,002,500

Property Type House

Suburb Lower Plenty

Period - From 01/10/2018

to

30/09/2019

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	80 Rosehill Rd LOWER PLENTY 3093	\$2,900,000	06/09/2019
2	10 Amberley Way LOWER PLENTY 3093	\$2,600,000	19/09/2019
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:

15/11/2019 10:39



Property Type: House (Res)
Land Size: 6534 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,900,000
Median House Price
Year ending September 2019: \$1,002,500

Comparable Properties



80 Rosehill Rd LOWER PLENTY 3093 (REI/VG) **Agent Comments**



Price: \$2,900,000
Method: Private Sale
Date: 06/09/2019
Property Type: House (Res)
Land Size: 6374 sqm approx



10 Amberley Way LOWER PLENTY 3093 (REI) **Agent Comments**



Price: \$2,600,000
Method: Private Sale
Date: 19/09/2019
Rooms: 12
Property Type: House

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.