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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,700,000		&		\$2,900,000			
Median sale p	rice							
Median price	\$1,002,500	Pro	Property Type Hous		se		Suburb	Lower Plenty
Period - From	01/10/2018	to	30/09/2019		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.