

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

8 Gwenda Court, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Lower Plenty

Period - From 01/01/2021 to 31/12/2021 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	26 Ely St ELTHAM 3095	\$1,700,000	06/10/2021
2	12 Aanensen Ct MONTMORENCY 3094	\$1,640,000	13/12/2021
3	15 Kinnear Ct MONTMORENCY 3094	\$1,606,000	18/12/2021

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:

17/03/2022 10:39

8 Gwenda Court, Lower Plenty Vic 3093

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending December 2021: \$1,700,000



3 2 4

Property Type: House

Land Size: 1257 sqm approx

Agent Comments

Comparable Properties



26 Ely St ELTHAM 3095 (REI/VG)

Agent Comments

4 2 4

Price: \$1,700,000

Method: Auction Sale

Date: 06/10/2021

Property Type: House (Res)

Land Size: 1496 sqm approx



12 Aanensen Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 3

Price: \$1,640,000

Method: Auction Sale

Date: 13/12/2021

Property Type: House (Res)

Land Size: 842 sqm approx



15 Kinnear Ct MONTMORENCY 3094 (REI)

Agent Comments

5 3 3

Price: \$1,606,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 969 sqm approx

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



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