

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

185 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$979,500

Property Type

House

Suburb

Lower Plenty

Period - From

01/04/2019

to

31/03/2020

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	1/105 Rattray Rd MONTMORENCY 3094	\$802,500	13/05/2020
2	385 Main Rd MONTMORENCY 3094	\$799,000	22/01/2020
3	46 Alma St LOWER PLENTY 3093	\$780,000	08/02/2020

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:

23/06/2020 14:48



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending March 2020: \$979,500

Comparable Properties



1/105 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

 3  1  -

Price: \$802,500

Method: Private Sale

Date: 13/05/2020

Rooms: 5

Property Type: House (Res)



385 Main Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$799,000

Method: Private Sale

Date: 22/01/2020

Property Type: House

Land Size: 688 sqm approx

46 Alma St LOWER PLENTY 3093 (REI)

Agent Comments

 3  1  1

Price: \$780,000

Method: Auction Sale

Date: 08/02/2020

Property Type: House (Res)

Land Size: 983 sqm approx