## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$979,500	Pro	operty Type	Hou	ise		Suburb	Lower Plenty
Period - From	01/04/2019	to	31/03/2020		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress 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



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



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

Price: \$780,000 Method: Auction Sale Date: 08/02/2020 Property Type: House (Res) Land Size: 983 sqm approx

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



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.