Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/9-13 Main Road, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$550,000		&		\$590,000				
Median sale p	rice								
Median price	\$683,500	Pro	operty Type	Unit			Suburb	Lower Plenty	
Period - From	18/11/2021	to	17/11/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	12/141 Main Rd LOWER PLENTY 3093	\$605,000	29/07/2022
2	7/227-229 Nepean St GREENSBOROUGH 3088	\$580,000	01/10/2022
3	6/98 Main Rd LOWER PLENTY 3093	\$565,000	18/10/2022

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:

18/11/2022 12:42







Property Type: Unit Land Size: 256 sqm approx Agent Comments Indicative Selling Price \$550,000 - \$590,000 Median Unit Price 18/11/2021 - 17/11/2022: \$683,500

Comparable Properties



12/141 Main Rd LOWER PLENTY 3093 (REI/VG)



Price: \$605,000 Method: Private Sale Date: 29/07/2022 Property Type: Unit Agent Comments

Agent Comments



7/227-229 Nepean St GREENSBOROUGH 3088 Agent Comments (REI)



Price: \$580,000 Method: Auction Sale Date: 01/10/2022 Rooms: 3 Property Type: Unit Land Size: 200 sqm approx



6/98 Main Rd LOWER PLENTY 3093 (REI)



Price: \$565,000 Method: Private Sale Date: 18/10/2022 Property Type: Unit Land Size: 121 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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