

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

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 between \$550,000 & \$590,000

Median sale price

Median price \$683,500 Property Type Unit Suburb Lower Plenty

Period - From 18/11/2021 to 17/11/2022 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	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



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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)

Agent Comments

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



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

Agent Comments

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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)

Agent Comments

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