

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 24 Longs Road, Lower Plenty, VIC 3093

Indicative selling price

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

Price Range

\$900,000

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\$990,000

Median sale price

Median price

\$1,338,500

Property Type

House

Suburb

Lower Plenty (3093)

Period - From

01/02/2021

to

01/02/2022

Source

Real Estate

Comparable property sales

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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
24 LONGS ROAD, LOWER PLENTY VIC 3093	\$1,056,500	30/10/2021
48 PHILIP STREET, LOWER PLENTY VIC 3093	\$950,000	22/02/2022
71 PANORAMA AVENUE, LOWER PLENTY VIC 3093	\$1,010,000	28/01/2022

This Statement of Information was prepared on: 22/03/2022