## 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 5/141 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	\$640,000		&		\$680,000			
Median sale p	rice							
Median price	\$730,500	Pro	operty Type	Unit			Suburb	Lower Plenty
Period - From	01/04/2021	to	31/03/2022		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	4/39 Main Rd LOWER PLENTY 3093	\$690,000	30/12/2021
2	5/171 Main Rd LOWER PLENTY 3093	\$687,000	18/05/2022
3	2/8 Longs Rd LOWER PLENTY 3093	\$680,000	30/03/2022

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:

02/06/2022 10:27









Rooms: 3 Property Type: Unit Land Size: 214 sqm approx Agent Comments

**Indicative Selling Price** \$640,000 - \$680,000 **Median Unit Price** Year ending March 2022: \$730,500

# **Comparable Properties**



4/39 Main Rd LOWER PLENTY 3093 (REI/VG) Agent Comments



Price: \$690,000 Method: Private Sale Date: 30/12/2021 Rooms: 4 Property Type: Unit

5/171 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments





Price: \$687,000 Method: Private Sale Date: 18/05/2022 Property Type: Unit Land Size: 253 sqm approx

2/8 Longs Rd LOWER PLENTY 3093 (REI)



Agent Comments



Method: Private Sale Date: 30/03/2022 Property Type: Unit

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





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