

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

5/141 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$730,500

Property Type Unit

Suburb Lower Plenty

Period - From 01/04/2021

to

31/03/2022

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	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



2 1 1

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**

3 2 1

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**

2 1 1

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**

2 1 2

Price: \$680,000
Method: Private Sale
Date: 30/03/2022
Property Type: Unit