

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

12/141 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$698,100

Property Type Unit

Suburb Lower Plenty

Period - From 28/06/2021

to 27/06/2022

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	5/171 Main Rd LOWER PLENTY 3093	\$687,000	18/05/2022
2	5/141 Main Rd LOWER PLENTY 3093	\$676,000	15/06/2022
3	1/18 Alma St LOWER PLENTY 3093	\$605,000	15/03/2022

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:

28/06/2022 15:54

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Indicative Selling Price

\$630,000

Median Unit Price

28/06/2021 - 27/06/2022: \$698,100



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



5/171 Main Rd LOWER PLENTY 3093 (REI/VG) **Agent Comments**

 2  1  1

Price: \$687,000

Method: Private Sale

Date: 18/05/2022

Property Type: Unit

Land Size: 253 sqm approx



5/141 Main Rd LOWER PLENTY 3093 (REI) **Agent Comments**

 2  1  1

Price: \$676,000

Method: Private Sale

Date: 15/06/2022

Property Type: Unit

Land Size: 214 sqm approx



1/18 Alma St LOWER PLENTY 3093 (VG) **Agent Comments**

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Price: \$605,000

Method: Sale

Date: 15/03/2022

Property Type: Strata Unit/Flat