Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	141 Main Road, Lower Plenty Vic 3093
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Indicative selling price

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

Single price	\$630,000

Median sale price

Median price \$	6698,100	Pro	perty Type	Unit		Suburb	Lower Plenty
Period - From 2	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

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

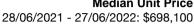


Date of sale



Sheryl Emerson (03) 9431 1243 0448 770 081 semerson@barryplant.com.au

> **Indicative Selling Price** \$630,000 **Median Unit Price**





Property Type: Unit **Agent Comments**

Comparable Properties



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

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)

Price: \$676,000 Method: Private Sale Date: 15/06/2022 Property Type: Unit

Land Size: 214 sqm approx

Agent Comments

Agent Comments



1/18 Alma St LOWER PLENTY 3093 (VG)

Price: \$605.000 Method: Sale

Date: 15/03/2022

Property Type: Strata Unit/Flat

Account - Barry Plant | P: (03) 9431 1243



