

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

3/8 Longs Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$600,000

&

\$625,000

Median sale price

Median price

\$565,000

House

Unit

X

Suburb

Lower Plenty

Period - From

01/01/2017

to

31/12/2017

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	3/96 Para Rd MONTMORENCY 3094	\$627,500	28/10/2017
2	1/320 Main Rd LOWER PLENTY 3093	\$622,500	09/12/2017
3	5/44-48 Warwick Rd GREENSBOROUGH 3088	\$605,000	26/08/2017

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.



3 1 1

Rooms:
Property Type: Unit
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$625,000
Median Unit Price
Year ending December 2017: \$565,000

Comparable Properties



3/96 Para Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 1 1

Price: \$627,500
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: Unit
Land Size: 299 sqm approx



1/320 Main Rd LOWER PLENTY 3093 (REI) **Agent Comments**

2 1 2

Price: \$622,500
Method: Auction Sale
Date: 09/12/2017
Rooms: 4
Property Type: Unit



5/44-48 Warwick Rd GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

3 1 1

Price: \$605,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: Unit