

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	2/115 Main Road, LOWER PLENTY, VIC 3093
---	---

Indicative selling price

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

Single price		or range between	\$620,000	&	\$660,000
--------------	--	------------------	-----------	---	-----------

Median sale price

Median price	\$ 710,000	Property type	Unit	Suburb	LOWER PLENTY
Period - From	08/04/2024	to	07/10/2024	Source	price_finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 2/6 Main Road Lower Plenty Vic 3093	\$630,000	17/04/2024
2 2/61 Kelvin Avenue Montmorency Vic 3094	\$622,500	05/07/2024
3 6/73-75 Nell Street Greensborough Vic 3088	\$650,000	08/05/2024

This Statement of Information was prepared on: 08/10/2024

