

# 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 2/41 Panorama Avenue, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$749,000

### Median sale price

Median price \$643,900

Property Type Unit

Suburb Lower Plenty

Period - From 30/10/2023

to 29/10/2024

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 | 3/23 Calrossie Av MONTMORENCY 3094 | \$730,000 | 26/08/2024   |
| 2 | 9a Gordon Gr MONTMORENCY 3094      | \$750,000 | 24/08/2024   |
| 3 | 14/101 Rattray Rd MONTMORENCY 3094 | \$750,000 | 22/05/2024   |

**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:

30/10/2024 14:42

2/41 Panorama Avenue, Lower Plenty Vic 3093



3 1 1

**Property Type:** House  
**Land Size:** 354 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$749,000  
**Median Unit Price**  
30/10/2023 - 29/10/2024: \$643,900

## Comparable Properties



**3/23 Calrossie Av MONTMORENCY 3094 (REI)** **Agent Comments**

3 1 2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 26/08/2024  
**Property Type:** Unit



**9a Gordon Gr MONTMORENCY 3094 (REI)** **Agent Comments**

3 1 2

**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 24/08/2024  
**Property Type:** House (Res)  
**Land Size:** 315 sqm approx



**14/101 Rattray Rd MONTMORENCY 3094 (REI)** **Agent Comments**

3 2 3

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 22/05/2024  
**Rooms:** 8  
**Property Type:** Unit

**Account - Jellis Craig | P: 03 94598111**



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