

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

Unit 4-92 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Lower Plenty

Period - From 19/01/2020

to

18/01/2021

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	1/191 Elder St GREENSBOROUGH 3088	\$551,000	09/10/2020
2	4/84 Airlie Rd MONTMORENCY 3094	\$510,000	02/11/2020
3			




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:

19/01/2021 13:08

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 2  1  Single Carport

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
19/01/2020 - 18/01/2021: \$645,000

Comparable Properties



1/191 Elder St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 2  1  1

Price: \$551,000
Method: Private Sale
Date: 09/10/2020
Rooms: 4
Property Type: House (Res)
Land Size: 300 sqm approx



4/84 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 2  1  1

Price: \$510,000
Method: Private Sale
Date: 02/11/2020
Rooms: 3
Property Type: Unit

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.