

## 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

127 Bonds Road, 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 \$3,300,000

#### Median sale price

Median price \$1,139,500

House

X

Unit

Suburb Lower Plenty

Period - From 01/07/2017

to 30/06/2018

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		
2		
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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 4059 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$3,300,000  
**Median House Price**  
 Year ending June 2018: \$1,139,500

## Comparable Properties



**5 Cleveland Ct LOWER PLENTY 3093 (REI)**

**Agent Comments**



**Price:** \$3,410,000  
**Method:** Private Sale  
**Date:** 13/06/2018  
**Rooms:** -  
**Property Type:** House



**142 Bonds Rd LOWER PLENTY 3093 (REI)**

**Agent Comments**



**Price:** \$3,180,000  
**Method:** Private Sale  
**Date:** 03/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 5369 sqm approx

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.