

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Including subu		127 Bonds Road, Lower Plenty Vic 3093									
Indicative sell	ing price	•									
For the meaning	of this pr	ice see	cons	ume	er.vic.gov.	au/unc	lerquoting				
Single price	e \$3,300,	,000									
Median sale p	rice										
Median price	\$1,139,5	00	Hou	se	X	Unit			Suburb	Lower Plenty	
Period - From	01/07/20	17	to	30/0	06/2018		Source	REIV			

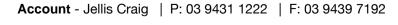
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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.







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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)

4



4

Price: \$3,410,000 **Method:** Private Sale **Date:** 13/06/2018

Rooms: -

Property Type: House

Agent Comments

142 Bonds Rd LOWER PLENTY 3093 (REI)







Price: \$3,180,000 Method: Private Sale Date: 03/02/2018

Rooms: -

Property Type: House (Res) **Land Size:** 5369 sqm approx

Agent Comments

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.

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