

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

38 Philip Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$1,180,000 & \$1,250,000

Median sale price

Median price \$1,472,500 Property Type House Suburb Lower Plenty

Period - From 01/04/2020 to 31/03/2021 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	58 Astley St MONTMORENCY 3094	\$1,250,000	22/05/2021
2	6 Lynwood Cr LOWER PLENTY 3093	\$1,220,000	26/04/2021
3	3 Myra CI MONTMORENCY 3094	\$1,200,000	06/02/2021

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:

31/05/2021 10:49



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Property Type: House
Land Size: 693 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,250,000
Median House Price
Year ending March 2021: \$1,472,500

Comparable Properties



58 Astley St MONTMORENCY 3094 (REI)

Agent Comments

4 3 3

Price: \$1,250,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 777 sqm approx



6 Lynwood Cr LOWER PLENTY 3093 (REI/VG)

Agent Comments

4 2 2

Price: \$1,220,000
Method: Private Sale
Date: 26/04/2021
Property Type: House (Res)
Land Size: 867 sqm approx



3 Myra CI MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 3

Price: \$1,200,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 845 sqm approx