

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

7/28 Glenauburn Road, Lower Plenty Vic 3093

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Lower Plenty

Period - From

11/04/2023

to

10/04/2024

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 | 7/28 Glenauburn Rd LOWER PLENTY 3093 | \$1,350,000 | 23/02/2024 |
| 2 | 43 Philip St LOWER PLENTY 3093 | \$1,340,000 | 15/03/2024 |
| 3 | 1/4 Beattie St MONTMORENCY 3094 | \$1,221,100 | 10/02/2024 |

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:

11/04/2024 21:06



3
 2
 2

Rooms: 5
Property Type: Townhouse
 (Single)
Land Size: 307 sqm approx
 Agent Comments

Indicative Selling Price

\$1,350,000

Median Unit Price

11/04/2023 - 10/04/2024: \$590,000

Comparable Properties



7/28 Glenauburn Rd LOWER PLENTY 3093 (REI)

Agent Comments

3
 2
 2

Price: \$1,350,000
Method: Private Sale
Date: 23/02/2024
Property Type: Townhouse (Single)
Land Size: 307 sqm approx



43 Philip St LOWER PLENTY 3093 (REI)

Agent Comments

3
 2
 2

Price: \$1,340,000
Method: Private Sale
Date: 15/03/2024
Rooms: 5
Property Type: House (Res)
Land Size: 422 sqm approx



1/4 Beattie St MONTMORENCY 3094 (REI)

Agent Comments

3
 2
 2

Price: \$1,221,100
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 423 sqm approx

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