

# 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

6/28 Glenauburn Road, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,310,000

### Median sale price

Median price

\$1,310,000

Property Type

Townhouse

Suburb

Lower Plenty

Period - From

06/06/2023

to

05/06/2024

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	1/28 Glenauburn Rd LOWER PLENTY 3093	\$1,380,000	29/04/2024
2	7/28 Glenauburn Rd LOWER PLENTY 3093	\$1,350,000	23/02/2024
3	3/28 Glenauburn Rd LOWER PLENTY 3093	\$1,250,000	13/03/2024

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:

06/06/2024 10:14



Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$1,310,000  
Median Townhouse Price  
06/06/2023 - 05/06/2024: \$1,310,000

Comparable Properties



1/28 Glenauburn Rd LOWER PLENTY 3093 (REI) Agent Comments



Price: \$1,380,000  
Method: Private Sale  
Date: 29/04/2024  
Property Type: Townhouse (Single)  
Land Size: 237 sqm approx



7/28 Glenauburn Rd LOWER PLENTY 3093 (REI/VG) Agent Comments



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



3/28 Glenauburn Rd LOWER PLENTY 3093 (REI) Agent Comments



Price: \$1,250,000  
Method: Private Sale  
Date: 13/03/2024  
Property Type: Townhouse (Single)  
Land Size: 237 sqm approx