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	6/28 Glenauburn Road, Lower Plenty Vic 3093
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,310,000

Median sale price

Median price	\$1,310,000	Pro	pperty Type Tov	vnhouse	Subu	b Lower Plenty
Period - From	06/06/2023	to	05/06/2024	Sour	rce 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

Add	dress 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 comparableproperties 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



Sold

1/28 Glenauburn Rd LOWER PLENTY 3093

(REI)

-3

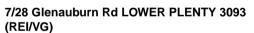




Price: \$1,380,000 Method: Private Sale Date: 29/04/2024

Property Type: Townhouse (Single) Land Size: 237 sqm approx

Agent Comments











Price: \$1,350,000 Method: Private Sale Date: 23/02/2024

Property Type: Townhouse (Single) Land Size: 307 sqm approx

Agent Comments



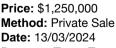
(REI)

=3









Property Type: Townhouse (Single) Land Size: 237 sqm approx

Agent Comments

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