

# 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

14 Cheverton Road, Lower Plenty Vic 3093

### Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

### Median sale price

Median price \$974,000

Property Type House

Suburb Lower Plenty

Period - From 01/01/2019

to

31/12/2019

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	34 Rosehill Rd LOWER PLENTY 3093	\$1,235,000	14/12/2019
2	3 Calrossie Av MONTMORENCY 3094	\$1,128,000	19/09/2019
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.~~

This Statement of Information was prepared on:

25/02/2020 13:17



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1553 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,200,000  
**Median House Price**  
Year ending December 2019: \$974,000

## Comparable Properties



**34 Rosehill Rd LOWER PLENTY 3093 (REI)**

**Agent Comments**

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**Price:** \$1,235,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** Land (Res)  
**Land Size:** 4005 sqm approx



**3 Calrossie Av MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$1,128,000  
**Method:** Private Sale  
**Date:** 19/09/2019  
**Property Type:** House  
**Land Size:** 1114 sqm approx

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.