

# 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 10 Edwards Street, 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)

Price Range \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,235,000 Property Type House Suburb Lower Plenty (3093)

Period - From 30/09/2020 to 30/09/2021 Source Realestate

### Comparable property sales

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 DESMOND COURT, GREENSBOROUGH VIC 3088   | \$1,059,000 | 30/09/2021   |
| 23 FRANCES AVENUE, GREENSBOROUGH VIC 3088 | \$1,040,000 | 15/09/2021   |
| 47 KELVIN AVENUE, MONTMORENCY VIC 3094    | \$1,070,000 | 21/08/2021   |

This Statement of Information was prepared on: 19/10/2021