

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

2/8 LONGS ROAD LOWER PLENTY VIC 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$699,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,250

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

14/141 MAIN ROAD LOWER PLENTY VIC 3093	\$706,200	08-Feb-22
1/165 MAIN ROAD LOWER PLENTY VIC 3093	\$723,000	07-Mar-22

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 6 months.

This Statement of Information was prepared on: 24 March 2022



**14/141 MAIN ROAD LOWER
PLENTY VIC 3093**

2 1 1

Sold Price

\$706,200

Sold Date **08-Feb-22**

Distance

0.4km



**1/165 MAIN ROAD LOWER PLENTY
VIC 3093**

2 1 2

Sold Price

^{RS}**\$723,000**

Sold Date **07-Mar-22**

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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