

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

21 BELEURA GROVE 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

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Lower Plenty

Period-from

01 Sep 2021

to

31 Aug 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

87 AIRLIE ROAD MONTMORENCY VIC 3094	\$1,050,000	28-Jun-22
12 MAYONA ROAD MONTMORENCY VIC 3094	\$1,000,000	09-Jul-22
25 MCCARTHY GROVE MONTMORENCY VIC 3094	\$1,050,000	07-Jul-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: 12 September 2022



**87 AIRLIE ROAD MONTMORENCY
VIC 3094**

3 2 1

Sold Price

\$1,050,000

Sold Date

28-Jun-22

Distance

0.29km



**12 MAYONA ROAD
MONTMORENCY VIC 3094**

3 1 2

Sold Price

\$1,000,000

Sold Date

09-Jul-22

Distance

1.62km



**25 MCCARTHY GROVE
MONTMORENCY VIC 3094**

3 1 2

Sold Price

^{RS} **\$1,050,000**

Sold Date

07-Jul-22

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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