

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

6/27 Para Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$723,000

Property Type Unit

Suburb Lower Plenty

Period - From 01/10/2021

to 30/09/2022

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	3/76-80 Sherbourne Rd MONTMORENCY 3094	\$650,000	29/08/2022
2	12/141 Main Rd LOWER PLENTY 3093	\$605,000	29/07/2022
3	7/227-229 Nepean St GREENSBOROUGH 3088	\$580,000	01/10/2022

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:

15/11/2022 12:14

6/27 Para Road, Lower Plenty Vic 3093

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

Year ending September 2022: \$723,000



2 1 1

Property Type: Unit

Land Size: 151 sqm approx

Agent Comments

Comparable Properties



3/76-80 Sherbourne Rd MONTMORENCY 3094 **Agent Comments**
(REI)

2 1 1

Price: \$650,000

Method: Private Sale

Date: 29/08/2022

Property Type: Unit

Land Size: 172 sqm approx



12/141 Main Rd LOWER PLENTY 3093 **Agent Comments**
(REI/VG)

2 1 1

Price: \$605,000

Method: Private Sale

Date: 29/07/2022

Property Type: Unit



7/227-229 Nepean St GREENSBOROUGH 3088 **Agent Comments**
(REI)

2 1 1

Price: \$580,000

Method: Auction Sale

Date: 01/10/2022

Rooms: 3

Property Type: Unit

Land Size: 200 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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