

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

12 Anthony Close, Lower Plenty Vic 3093

Indicative selling price

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

Single price

\$1,030,000

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	27 Reichelt Av MONTMORENCY 3094	\$1,050,000	05/10/2019
2	45 Mountain View Rd MONTMORENCY 3094	\$1,010,000	03/12/2019
3	3 Davies Pl YALLAMBIE 3085	\$1,006,000	19/10/2019

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:

08/02/2020 17:15

12 Anthony Close, Lower Plenty Vic 3093

**Jellis
Craig**

John Le Gros

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johnlegros@jellisrcraig.com.au

Indicative Selling Price

\$1,030,000

Median House Price

Year ending December 2019: \$974,000



 4  2  2

Property Type: House (Res)

Agent Comments

Comparable Properties



27 Reichelt Av MONTMORENCY 3094 (REI/VG) Agent Comments

 5  3  -

Price: \$1,050,000

Method: Private Sale

Date: 05/10/2019

Property Type: House

Land Size: 808 sqm approx



45 Mountain View Rd MONTMORENCY 3094 (REI) Agent Comments

 3  2  2

Price: \$1,010,000

Method: Sold Before Auction

Date: 03/12/2019

Rooms: 5

Property Type: House (Res)

Land Size: 626 sqm approx



3 Davies Pl YALLAMBIE 3085 (REI/VG) Agent Comments

 4  2  2

Price: \$1,006,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 628 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.