Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

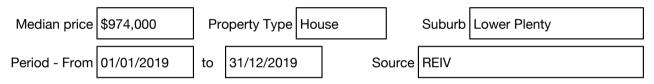
Address Including suburb and postcode

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



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.

Ad	dress 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 PI YALLAMBIE 3085	\$1,006,000	19/10/2019

OR

B*_____ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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



John Le Gros 03 9439 1222



Property Type: House (Res) Agent Comments 0422 608 038 johnlegros@jelliscraig.com.au Indicative Selling Price

\$1,030,000 Median House Price Year ending December 2019: \$974,000

Comparable Properties



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



Price: \$1,050,000 Method: Private Sale Date: 05/10/2019 Property Type: House Land Size: 808 sqm approx



(REI) **Price:** \$1,010,000 **Price:** \$1,010,000

45 Mountain View Rd MONTMORENCY 3094

Method: Sold Before Auction Date: 03/12/2019 Rooms: 5 Property Type: House (Res) Land Size: 626 sqm approx



3 Davies PI YALLAMBIE 3085 (REI/VG)

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Price: \$1,006,000 Method: Auction Sale Date: 19/10/2019 Rooms: 5 Property Type: House (Res) Land Size: 628 sqm approx Agent Comments

Agent Comments

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.