

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

6/98 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$730,500 Property Type Unit Suburb Lower Plenty

Period - From 01/07/2021 to 30/06/2022 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	4/161 Main Rd LOWER PLENTY 3093	\$585,000	23/08/2022
2	14/2 Grand Blvd MONTMORENCY 3094	\$512,000	14/07/2022
3			

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:

14/10/2022 10:21

6/98 Main Road, Lower Plenty Vic 3093

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



2 1 1

Property Type: Unit
Land Size: 121 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
Year ending June 2022: \$730,500

Comparable Properties



4/161 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

2 1 2

Price: \$585,000
Method: Private Sale
Date: 23/08/2022
Property Type: Unit
Land Size: 148 sqm approx



14/2 Grand Blvd MONTMORENCY 3094
(REI/VG)

Agent Comments

2 1 2

Price: \$512,000
Method: Private Sale
Date: 14/07/2022
Property Type: Apartment

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.

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



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