

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 | 54 Bonds Road, Lower Plenty, VIC 3093 |

Indicative selling price

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

| | | | |
|-------------|-------------|---|-------------|
| Price Range | \$2,300,000 | & | \$2,500,000 |
|-------------|-------------|---|-------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|------------|--------|---------------------|
| Median price | \$2,250,000 | Property Type | House | Suburb | Lower Plenty (3093) |
| Period - From | 19/03/2023 | to | 19/03/2024 | Source | Realestate |

Comparable property sales

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.

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| This Statement of Information was prepared on: | 19/03/2024 |
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