

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

20 Beleura Grove, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,408,500

Property Type House

Suburb Lower Plenty

Period - From 01/04/2023

to

30/06/2023

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	44 Philip St LOWER PLENTY 3093	\$1,200,000	15/09/2023
2	10 Carisbrook Cr LOWER PLENTY 3093	\$1,060,000	28/08/2023
3	2 Towyn Cl LOWER PLENTY 3093	\$1,060,000	12/04/2023

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:

06/10/2023 12:13



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 801 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2023: \$1,408,500

Comparable Properties



44 Philip St LOWER PLENTY 3093 (REI)

3 1 1

Price: \$1,200,000
Method: Private Sale
Date: 15/09/2023
Property Type: House
Land Size: 981 sqm approx

Agent Comments

Bigger block of land.



10 Carisbrook Cr LOWER PLENTY 3093 (REI)

4 1 2

Price: \$1,060,000
Method: Auction Sale
Date: 28/08/2023
Property Type: House (Res)
Land Size: 884 sqm approx

Agent Comments



2 Towyn CI LOWER PLENTY 3093 (VG)

3 - -

Price: \$1,060,000
Method: Sale
Date: 12/04/2023
Property Type: House (Res)
Land Size: 716 sqm approx

Agent Comments