

## 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

36 WESTGARTH STREET PLENTY VIC 3090

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,800,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,868,750

Property type

House

Suburb

Plenty

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

90 BROWNS LANE PLENTY VIC 3090	\$1,915,500	18-Oct-23

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 6 months.

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**90 BROWNS LANE PLENTY VIC  
3090**

 4  2  4

Sold Price <sup>RS</sup> **\$1,915,500** <sup>UN</sup> Sold Date **18-Oct-23**

Distance **0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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