

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

4 Roseburn Court, Lower Plenty Vic 3093

Indicative selling price

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

Single price \$5,800,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Lower Plenty

Period - From 01/04/2024

to 30/06/2024

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	11 Amberley Way LOWER PLENTY 3093	\$6,100,000	16/05/2024
2	8 Roseburn Ct LOWER PLENTY 3093	\$4,700,000	23/01/2024
3	100 Bonds Rd LOWER PLENTY 3093	\$5,500,000	20/11/2023

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:

21/08/2024 09:33



 6  5  3

Rooms: 10
Property Type: House
Land Size: 4005 sqm approx
 Agent Comments

Indicative Selling Price
 \$5,800,000
Median House Price
 June quarter 2024: \$1,800,000

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.

Comparable Properties



11 Amberley Way LOWER PLENTY 3093 (REI/VG)

Agent Comments

 5  5  12

Price: \$6,100,000
Method: Private Sale
Date: 16/05/2024
Property Type: House (Res)
Land Size: 6000 sqm approx



8 Roseburn Ct LOWER PLENTY 3093 (REI/VG)

Agent Comments

 5  7  10

Price: \$4,700,000
Method: Private Sale
Date: 23/01/2024
Property Type: House
Land Size: 4019 sqm approx



100 Bonds Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 6  7  24

Price: \$5,500,000
Method: Private Sale
Date: 20/11/2023
Property Type: House (Res)
Land Size: 5996 sqm approx

Account - Barry Plant | P: 03 9842 8888