Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/18 Alma Street, Lower Plenty Vic 3093

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|--------------|--|
| Range betweer | \$410,000 | | & | | \$450,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$477,750 | Pro | operty Type | Unit | | | Suburb | Lower Plenty | |
| Period - From | 17/09/2018 | to | 16/09/2019 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------------|-----------|--------------|
| 1 | 19/98-116 Main Rd LOWER PLENTY 3093 | \$445,000 | 28/03/2019 |
| 2 | 3/169 Main Rd LOWER PLENTY 3093 | \$445,000 | 23/05/2019 |
| 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:

17/09/2019 12:19



Darren Jones



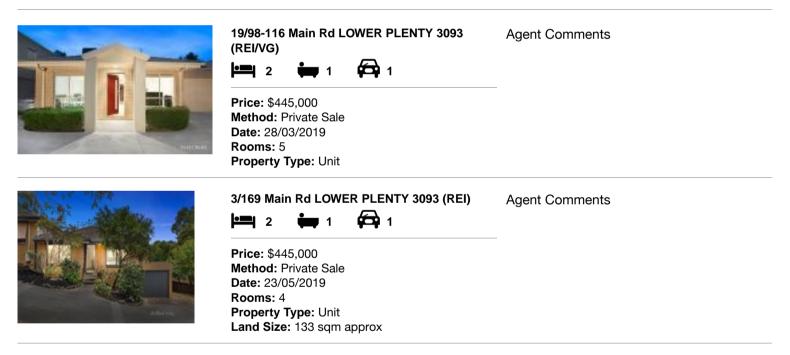


Property Type: Unit Agent Comments

Daniel Leibowitz 03 9432 2544 0428 812 636 daniel@darrenjones.com.au

Indicative Selling Price \$410,000 - \$450,000 Median Unit Price 17/09/2018 - 16/09/2019: \$477,750

Comparable Properties



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 - Darren Jones | P: 9432 2544 | F: 9432 2537



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.