

# 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

5/18 Alma Street, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$410,000

&

\$450,000

### Median sale price

Median price

\$477,750

Property Type

Unit

Suburb

Lower Plenty

Period - From

17/09/2018

to

16/09/2019

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	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

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**Indicative Selling Price**

\$410,000 - \$450,000

**Median Unit Price**

17/09/2018 - 16/09/2019: \$477,750



🛏 2   🚗 -   🚗

**Property Type:** Unit

Agent Comments

## Comparable Properties



**19/98-116 Main Rd LOWER PLENTY 3093 (REI/VG)**

Agent Comments

🛏 2   🚗 1   🚗 1

**Price:** \$445,000

**Method:** Private Sale

**Date:** 28/03/2019

**Rooms:** 5

**Property Type:** Unit



**3/169 Main Rd LOWER PLENTY 3093 (REI)**

Agent Comments

🛏 2   🚗 1   🚗 1

**Price:** \$445,000

**Method:** Private Sale

**Date:** 23/05/2019

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 133 sqm approx

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.