

# 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

1/4 Leslie Court, 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 \$800,000

&

\$880,000

### Median sale price

Median price \$674,000

Property Type Unit

Suburb Lower Plenty

Period - From 01/04/2022

to

31/03/2023

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	2/40-42 Mountain View Rd MONTMORENCY 3094	\$890,000	17/05/2023
2	3/12 Davey Rd MONTMORENCY 3094	\$885,000	05/05/2023
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:

21/06/2023 09:54

1/4 Leslie Court, Lower Plenty Vic 3093

**Jellis  
Craig**

Tom Kurtschenko

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3 2 1

**Property Type:** Unit

**Land Size:** 339 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

Year ending March 2023: \$674,000

## Comparable Properties



**2/40-42 Mountain View Rd MONTMORENCY  
3094 (REI)**

**Agent Comments**

3 2 2

**Price:** \$890,000

**Method:** Private Sale

**Date:** 17/05/2023

**Rooms:** 6

**Property Type:** Unit



**3/12 Davey Rd MONTMORENCY 3094 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$885,000

**Method:** Private Sale

**Date:** 05/05/2023

**Property Type:** Unit

**Land Size:** 240 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.

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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