

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

1/1 Cavanagh Road, Lower Plenty VIC 3093

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Lower Plenty

Period - From

03/08/2024

to

02/02/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

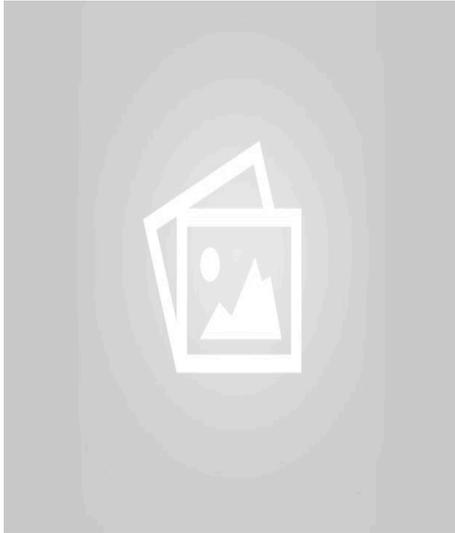
A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/24 Rattray Road Montmorency VIC	\$720,000	17/08/2024
2/75 Airlie Road Montmorency VIC	\$750,000	16/10/2024
1/5 Moodie Street Greensborough VIC	\$726,000	06/09/2024

This Statement of Information was prepared on:

03/02/2025

1/1 Cavanagh Road, Lower Plenty VIC 3093



 2  1  1

Property Type: Unit

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Indicative Selling Price

\$700,000 - \$750,000

Median House Price

Year ending February 2025: \$735,000

Comparable Properties



3/24 Rattray Road Montmorency VIC

 2   1

Price: \$720,000

Date: 17/08/2024

Property Type: Unit

Land Size: 155.845634 sqm approx



2/75 Airlie Road Montmorency VIC

 2   1

Price: \$750,000

Date: 16/10/2024

Property Type: Unit

Land Size: 182.813045 sqm approx



1/5 Moodie Street Greensborough VIC

 2   1

Price: \$726,000

Date: 06/09/2024

Property Type: Unit

Land Size: 198.309691 sqm approx

Account - Morrison Kleeman Eltham | P: 9431 2444