

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

21 MONARCH RIDGE LOWER PLENTY VIC 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,000

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

15 MONARCH RIDGE LOWER PLENTY VIC 3093	\$820,000	08-Apr-22
1/15 PATON STREET MONTMORENCY VIC 3094	\$837,500	16-May-22
2/85 RATTRAY ROAD MONTMORENCY VIC 3094	\$810,000	12-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 04 October 2022



**15 MONARCH RIDGE LOWER
PLENTY VIC 3093**

3 2 2

Sold Price **\$820,000** Sold Date **08-Apr-22**

Distance **0.04km**

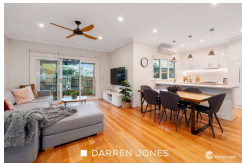


**1/15 PATON STREET
MONTMORENCY VIC 3094**

2 1 1

Sold Price **\$837,500** Sold Date **16-May-22**

Distance **1.83km**



**2/85 RATTRAY ROAD
MONTMORENCY VIC 3094**

3 1 1

Sold Price ^{RS} **\$810,000** Sold Date **12-Sep-22**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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