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

190 Main Road, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$1,700,000	Pro	operty Type	Hou	se		Suburb	Lower Plenty	
Period - From	01/01/2021	to	31/12/2021		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 six months 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	11 Anthony CI LOWER PLENTY 3093	\$1,175,000	21/10/2021
2	55 Kirwana Gr MONTMORENCY 3094	\$1,159,000	04/12/2021
3	11 Woodland Gr MONTMORENCY 3094	\$1,152,500	08/03/2022

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:

25/03/2022 17:30





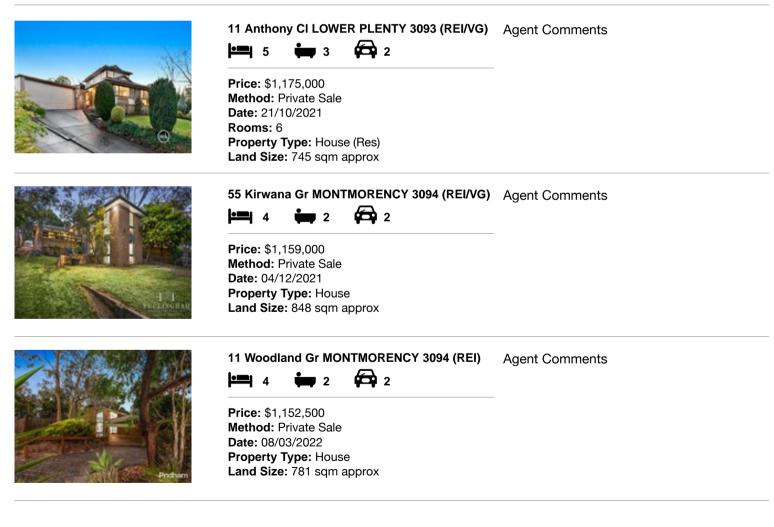
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House **Land Size:** 787 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2021: \$1,700,000

Comparable Properties



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



Property data

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