Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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22-28 Gellibrand Place Plenty VIC 3090						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
\$1,900,000		or range between			&	
Median sale price (*Delete house or unit as applicable)						
\$1,301,000	0 Property type F		House		Suburb	Plenty
01 Jan 2020	lan 2020 to 31 Dec 2020			ource	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						
Торону						
	22-28 Gellibrar 22-28 Gellibrar 22-28 Gellibrar \$1,900,000 \$1,900,000 \$1,301,000 01 Jan 2020 Sales (*Delete A properties sold with Int's representative of	22-28 Gellibrand Places see consumer.vic.gov.a \$1,900,000 Proposition of the sales (*Delete A or B properties sold within two of the representative consideration of the sales (*Delete A or B properties sold within two of the sales (*Delete A or B) properties (*D	22-28 Gellibrand Place Plenty VIC 3 see see consumer.vic.gov.au/underquoting (\$1,900,000 or range between pplicable) \$1,301,000 Property type 01 Jan 2020 to 31 Dec 2020 sales (*Delete A or B below as apple properties sold within two kilometres of the ont's representative considers to be most consideration.	22-28 Gellibrand Place Plenty VIC 3090 see see consumer.vic.gov.au/underquoting (*Delete single \$1,900,000 see see consumer.vic.gov.au/underquoting (*Delete single \$1,900,000 Prange between Property type House O1 Jan 2020 to 31 Dec 2020 Seales (*Delete A or B below as applicable) Properties sold within two kilometres of the property for	22-28 Gellibrand Place Plenty VIC 3090 see see consumer.vic.gov.au/underquoting (*Delete single price \$1,900,000 or range between poplicable) \$1,301,000 Property type House O1 Jan 2020 to 31 Dec 2020 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the property to be most comparable to the property in the property for sale in the property of the property for sale in the property for sale i	22-28 Gellibrand Place Plenty VIC 3090 ee see consumer.vic.gov.au/underquoting (*Delete single price or range at \$1,900,000

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: 08 January 2021



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