

Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 1986							
Property offered fo	r sale								
Including suburb an	Address 38/123 Main Road, Lower Plenty Vic 3093 uding suburb and postcode								
Indicative selling p	rice								
For the meaning of this	s price see con	sumer.vic.gov.a	au/undei	rquoting					
Range between \$40	0,000	&		\$440,000					
Median sale price									
Median price \$565,	.000 Hot	use	Unit	Х		Suburb	Lower	Plenty	
Period - From 01/04	1/2017 to	31/03/2018		Source	REIV	1			
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	Da	ate of sale		
1									
2									
3									
OR									
B* The estate ag	ent or agent's r	epresentative r	easonab	oly believe	s tha	t fewer than th	nree co	omparable	

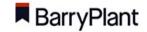
properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





Generated: 26/04/2018 09:19





Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending March 2018: \$565,000





## Comparable Properties

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** - Barry Plant | P: 03 9842 8888





Generated: 26/04/2018 09:19