

# 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

9 Geoffrey Court, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,599,000 Property Type House Suburb Lower Plenty

Period - From 01/10/2021 to 31/12/2021 Source 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.

	Address of comparable property	Price	Date of sale
1	12 Aanensen Ct MONTMORENCY 3094	\$1,640,000	13/12/2021
2	15 Kinnear Ct MONTMORENCY 3094	\$1,606,000	18/12/2021
3	161 Old Eltham Rd LOWER PLENTY 3093	\$1,558,000	25/02/2022

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:

16/03/2022 14:14



4 2 2

**Property Type:** House  
**Land Size:** 1140 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median House Price**  
December quarter 2021: \$1,599,000

## Comparable Properties



**12 Aanensen Ct MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,640,000  
**Method:** Auction Sale  
**Date:** 13/12/2021  
**Property Type:** House (Res)  
**Land Size:** 842 sqm approx



**15 Kinnear Ct MONTMORENCY 3094 (REI)**

**Agent Comments**

5 3 3

although Kinnear did offer the 5th bedroom

**Price:** \$1,606,000  
**Method:** Auction Sale  
**Date:** 18/12/2021  
**Property Type:** House (Res)  
**Land Size:** 969 sqm approx



**161 Old Eltham Rd LOWER PLENTY 3093 (REI)**

**Agent Comments**

4 2 2

Similar location in Lower Plenty although Old Eltham was a smaller block it was a lot more renovated than Geoffrey Court

**Price:** \$1,558,000  
**Method:** Private Sale  
**Date:** 25/02/2022  
**Property Type:** House  
**Land Size:** 827 sqm approx