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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,599,000	Pro	operty Type	Hou	ise		Suburb	Lower Plenty
Period - From	01/10/2021	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.

Ade	dress 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



9 Geoffrey Court, Lower Plenty Vic 3093



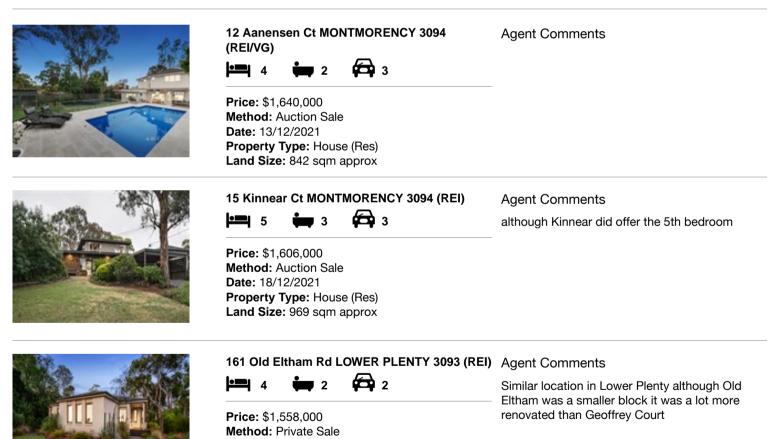
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





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



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

Date: 25/02/2022 Property Type: House Land Size: 827 sqm approx





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