

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

140 Bonds Road, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,300,000 & \$3,500,000

Median sale price

Median price \$1,261,000 Property Type House Suburb Lower Plenty

Period - From 01/04/2022 to 30/06/2022 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	6/7 Rosehill Rd LOWER PLENTY 3093	\$5,200,000	02/05/2022
2	9 Lakeside Dr LOWER PLENTY 3093	\$4,100,000	12/04/2022
3	29 View Rd LOWER PLENTY 3093	\$3,300,000	14/05/2022

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:

22/07/2022 12:24



Property Type: House

Land Size: 4856 sqm approx

Agent Comments

Comparable Properties



6/7 Rosehill Rd LOWER PLENTY 3093 (REI)

Agent Comments



Price: \$5,200,000

Method: Private Sale

Date: 02/05/2022

Rooms: 14

Property Type: House (Res)

Land Size: 26304.57 sqm approx



9 Lakeside Dr LOWER PLENTY 3093 (REI)

Agent Comments



Price: \$4,100,000

Method: Private Sale

Date: 12/04/2022

Property Type: House

Land Size: 4061 sqm approx



29 View Rd LOWER PLENTY 3093 (REI)

Agent Comments



Price: \$3,300,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 4928 sqm approx