

# 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](http://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



 5  4  4

**Property Type:** House

**Land Size:** 4856 sqm approx

Agent Comments

## Comparable Properties



**6/7 Rosehill Rd LOWER PLENTY 3093 (REI)**

Agent Comments

 6  4  4

**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

 4  3  3

**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

 4  2  4

**Price:** \$3,300,000

**Method:** Auction Sale

**Date:** 14/05/2022

**Property Type:** House (Res)

**Land Size:** 4928 sqm approx