

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

2/15 Alma Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$585,000 & \$635,000

Median sale price

Median price

\$527,500

Property Type

Unit

Suburb

Lower Plenty

Period - From

08/11/2018

to

07/11/2019

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	1/50 Beaconsfield Rd BRIAR HILL 3088	\$650,000	14/09/2019
2	6/28 Para Rd LOWER PLENTY 3093	\$622,500	10/07/2019
3	3/49-53 Bannockburn Rd VIEWBANK 3084	\$615,000	17/07/2019

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:

08/11/2019 15:52



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$585,000 - \$635,000

Median Unit Price

08/11/2018 - 07/11/2019: \$527,500

Comparable Properties



1/50 Beaconsfield Rd BRIAR HILL 3088 (REI)

Agent Comments

 3  2  1

Price: \$650,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Unit



6/28 Para Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 3  1  2

Price: \$622,500

Method: Private Sale

Date: 10/07/2019

Property Type: Unit

Land Size: 276 sqm approx

3/49-53 Bannockburn Rd VIEWBANK 3084 (REI/VG)

Agent Comments

 3  1  1

Price: \$615,000

Method: Private Sale

Date: 17/07/2019

Property Type: Unit

Land Size: 277 sqm approx