## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

142 Old Eltham Road, Lower Plenty Vic 3093

#### Indicative selling price

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

Range between	\$2,200,000	&	\$2,300,000
Range between	\$2,200,000	&	\$2,300,000

#### Median sale price

Median price	\$1,380,250	Pro	perty Type	House		Suburb	Lower Plenty
Period - From	12/02/2023	to	11/02/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	164 Old Eltham Rd LOWER PLENTY 3093	\$2,350,000	15/09/2023
2	37 Montpelier Dr LOWER PLENTY 3093	\$2,250,000	04/09/2023
3			

#### 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:	12/02/2024 15:36



Date of sale

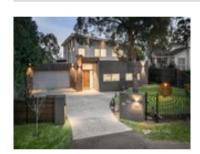






**Indicative Selling Price** \$2,200,000 - \$2,300,000 **Median House Price** 12/02/2023 - 11/02/2024: \$1,380,250

# Comparable Properties



164 Old Eltham Rd LOWER PLENTY 3093 (REI/VG)

Price: \$2,350,000 Method: Private Sale Date: 15/09/2023 Property Type: House Land Size: 1050 sqm approx **Agent Comments** 

Same Street, smaller block but newer home



37 Montpelier Dr LOWER PLENTY 3093

(REI/VG)





Price: \$2,250,000 Method: Private Sale Date: 04/09/2023 Property Type: House Land Size: 5570 sqm approx Agent Comments

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.

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