

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

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

Median sale price

Median price \$1,380,250 Property 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 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 | 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



Property Type:
Agent Comments

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.

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