Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/17 Kett Street, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$780,000		&		\$850,000				
Median sale p	rice								
Median price	\$730,500	Pro	operty Type	Unit			Suburb	Lower Plenty	
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	107 Sackville St MONTMORENCY 3094	\$800,000	21/02/2022
2	15 Monarch Ridg LOWER PLENTY 3093	\$820,000	06/04/2022
3	1/15 Paton St MONTMORENCY 3094	\$837,500	16/05/2022

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.

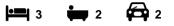
This Statement of Information was prepared on:

23/06/2022 10:40



2/17 Kett Street, Lower Plenty Vic 3093





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median Unit Price Year ending March 2022: \$730,500

Comparable Properties



107 Sackville St MONTMORENCY 3094 (REI)



Price: \$800,000 Method: Private Sale Date: 21/02/2022 Property Type: Townhouse (Single) Land Size: 406 sqm approx



15 Monarch Ridg LOWER PLENTY 3093 (REI) Agent Comments



Price: \$820,000 Method: Private Sale Date: 06/04/2022 Property Type: Townhouse (Single) Land Size: 362 sqm approx

1/15 Paton St MONTMORENCY 3094 (REI)

Agent Comments

Agent Comments



Price: \$837,500 Method: Private Sale Date: 16/05/2022 Property Type: Townhouse (Single) Land Size: 230 sqm approx

Account - Jellis Craig | P: 03 94598111



property data

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