## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  Indicative selling price  For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single-Price or range between \$2,600,000 & \$2,800,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$1,350,000 Property type House Suburb Lower Plenty  Period-from 01 Aug 2021 to 31 Jul 2022 Source Corelogic  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 6 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	Property offered for sal	е							
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range between \$2,600,000 & \$2,800,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$1,350,000 Property type House Suburb Lower Plenty  Period-from 01 Aug 2021 to 31 Jul 2022 Source Corelogic  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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:	Including suburb and	41 ROSEHILL ROAD LOWER PLENTY VIC 3093							
Median sale price  (*Delete house or unit as applicable)  Median Price \$1,350,000 Property type House Suburb Lower Plenty  Period-from 01 Aug 2021 to 31 Jul 2022 Source Corelogic  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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.	•	e see consumer.vic	c.gov.a	u/underquoting (	*Delete singl	e price	e or range a	s applicable)	
(*Delete house or unit as applicable)  Median Price \$1,350,000 Property type House Suburb Lower Plenty  Period-from 01 Aug 2021 to 31 Jul 2022 Source Corelogic  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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.	Single Price			9	\$2,600,0	000	&	\$2,800,000	
Period-from 01 Aug 2021 to 31 Jul 2022 Source Corelogic  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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.	·								
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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.	Median Price	\$1,350,000	350,000 Property type H		House	House Su		Lower Plenty	
A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.	Period-from	01 Aug 2021	to	to 31 Jul 2022 So			Corelogic		
	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to						operty for sa	<del>ale.</del>	
OR									

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 6 months.

This Statement of Information was prepared on: 30 August 2022



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