## 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

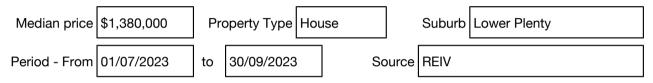
167 & 169 Old Eltham Road, Lower Plenty Vic 3093

### Indicative selling price

For t	he meaning o	f this price	see consumer.v	ic.gov.au/ur	derquot	ing

Single price \$1,655,000

#### Median sale price



## 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	Price	Date of sale
1		
2		
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:

18/10/2023 15:16









**Property Type:** House **Land Size:** 1725 sqm approx Agent Comments Indicative Selling Price \$1,655,000 Median House Price September quarter 2023: \$1,380,000

# **Comparable Properties**

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 - Barry Plant | P: 03 9842 8888





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