

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

2/123 MAIN ROAD LOWER PLENTY VIC 3093

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

\$400,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Feb 2023

to

31 Jan 2024

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

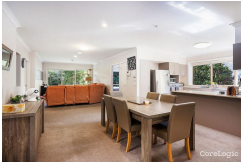
Date of sale

16/123 MAIN ROAD LOWER PLENTY VIC 3093	\$399,999	25-Aug-23
30/123 MAIN ROAD LOWER PLENTY VIC 3093	\$426,000	05-Jan-24

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 6 months.

This Statement of Information was prepared on: 05 February 2024



**16/123 MAIN ROAD LOWER
PLENTY VIC 3093**

 2  1  1

Sold Price **\$399,999** Sold Date **25-Aug-23**

Distance **0km**



**30/123 MAIN ROAD LOWER
PLENTY VIC 3093**

 2  1  -

Sold Price ^{RS} **\$426,000** Sold Date **05-Jan-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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