

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

1/200 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Nov 2021

to

31 Oct 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

21 MONARCH RIDGE LOWER PLENTY VIC 3093	\$810,000	25-Oct-22
3/117 MAIN ROAD LOWER PLENTY VIC 3093	\$750,000	04-Jul-22

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: 17 November 2022



**21 MONARCH RIDGE LOWER
PLENTY VIC 3093**

 3  2  1

Sold Price

^{RS}

\$810,000

Sold Date

25-Oct-22

Distance

1.4km



**3/117 MAIN ROAD LOWER PLENTY
VIC 3093**

 3  2  2

Sold Price

\$750,000

Sold Date

04-Jul-22

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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