

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

23 Glenauburn Road, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,558,000 Property Type House Suburb Lower Plenty

Period - From 01/04/2021 to 31/03/2022 Source 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.

	Address of comparable property	Price	Date of sale
1	3 Carisbrook Cr LOWER PLENTY 3093	\$1,010,000	26/05/2022
2	1/26 Airlie Rd MONTMORENCY 3094	\$960,000	02/04/2022
3	1/21 Alexander St MONTMORENCY 3094	\$950,000	20/05/2022

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:

17/06/2022 16:08

23 Glenauburn Road, Lower Plenty Vic 3093

**Jellis
Craig**

Michael Carr

9431 1222

0430 573 232

michaelcarr@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

Year ending March 2022: \$1,558,000



Rooms: 6

Property Type: House

Agent Comments

Comparable Properties



3 Carisbrook Cr LOWER PLENTY 3093 (REI)

Agent Comments



Larger land size.

Price: \$1,010,000

Method: Sold Before Auction

Date: 26/05/2022

Property Type: House (Res)

Land Size: 864 sqm approx



1/26 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 514 sqm approx



1/21 Alexander St MONTMORENCY 3094 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 20/05/2022

Property Type: House

Land Size: 419 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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