

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

3/14 Kett Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,435,000

Property Type House

Suburb Lower Plenty

Period - From 01/01/2022

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	4/12 Station Rd MONTMORENCY 3094	\$950,000	21/11/2021
2	5/11 Elizabeth St MONTMORENCY 3094	\$947,000	10/03/2022
3	1/65 Fernside Av BRIAR HILL 3088	\$908,000	11/03/2022

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:

03/05/2022 12:24



3 2 2

Rooms: 5
Property Type: Townhouse
(Single)
Land Size: 314 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
March quarter 2022: \$1,435,000

Comparable Properties



4/12 Station Rd MONTMORENCY 3094
(REI/VG)

[Agent Comments](#)

3 2 2

Price: \$950,000
Method: Sold Before Auction
Date: 21/11/2021
Property Type: Unit
Land Size: 346 sqm approx



5/11 Elizabeth St MONTMORENCY 3094
(REI/VG)

[Agent Comments](#)

3 2 2

Price: \$947,000
Method: Auction Sale
Date: 10/03/2022
Property Type: Unit
Land Size: 338 sqm approx



1/65 Fernside Av BRIAR HILL 3088 (REI)

[Agent Comments](#)

3 2 1

Price: \$908,000
Method: Sold Before Auction
Date: 11/03/2022
Property Type: House (Res)
Land Size: 389 sqm approx