

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

56 Bonds Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Lower Plenty

Period - From 01/01/2022

to

31/12/2022

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 | 18 Rosehill Rd LOWER PLENTY 3093 | \$2,490,000 | 18/10/2022 |
| 2 | 201 Old Eltham Rd LOWER PLENTY 3093 | \$2,475,000 | 13/12/2022 |
| 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:

14/02/2023 09:20



Rooms: 9

Property Type: House (Res)

Land Size: 4138 sqm approx

Agent Comments

Comparable Properties



18 Rosehill Rd LOWER PLENTY 3093 (REI/VG) **Agent Comments**



Price: \$2,490,000

Method: Private Sale

Date: 18/10/2022

Property Type: House (Res)

Land Size: 4047 sqm approx



201 Old Eltham Rd LOWER PLENTY 3093 (REI) **Agent Comments**



Price: \$2,475,000

Method: Private Sale

Date: 13/12/2022

Rooms: 8

Property Type: House (Res)

Land Size: 6897 sqm approx

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.