

## Statement of Information

# Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode

28 Glenauburn Road, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Townhouse	\$1,350,000	Or range between		&	
Townhouse	\$1,250,000	Or range between		&	
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		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$582,500

Suburb

Lower Plenty

Period - From

01/10/2022

to

30/09/2023

Source

REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Townhouse	2/22 Grand Blvd MONTMORENCY 3094	\$1,180,000	04/10/2023
	1/46 Coventry St MONTMORENCY 3094	\$1,490,000	19/09/2023
	3/2 Old Lower Plenty Rd VIEWBANK 3084	\$1,005,000	10/07/2023

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**Unit type or class**

e.g. One bedroom  
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	Address of comparable unit	Price	Date of sale

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

13/12/2023 12:50