

# 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

37 Main Road, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$960,000

### Median sale price

Median price \$974,000 Property Type House Suburb Lower Plenty

Period - From 01/01/2019 to 31/12/2019 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	20 Longs Rd LOWER PLENTY 3093	\$974,000	01/11/2019
2	16 Longs Rd LOWER PLENTY 3093	\$950,000	09/11/2019
3	13 Mayona Rd MONTMORENCY 3094	\$941,000	11/03/2020

**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:

01/04/2020 18:35



3   2   2

**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1094 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$880,000 - \$960,000

**Median House Price**

Year ending December 2019: \$974,000

## Comparable Properties



**20 Longs Rd LOWER PLENTY 3093 (REI/VG)**

**Agent Comments**

7   2   6

**Price:** \$974,000

**Method:** Private Sale

**Date:** 01/11/2019

**Property Type:** House (Res)

**Land Size:** 1224 sqm approx



**16 Longs Rd LOWER PLENTY 3093 (REI)**

**Agent Comments**

4   2   3

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** House (Res)



**13 Mayona Rd MONTMORENCY 3094 (REI)**

**Agent Comments**

2   2   2

**Price:** \$941,000

**Method:** Private Sale

**Date:** 11/03/2020

**Property Type:** House

**Land Size:** 837 sqm approx