

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

44 Philip Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,408,500

Property Type

House

Suburb

Lower Plenty

Period - From

01/04/2023

to

30/06/2023

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	2 Towyn CI LOWER PLENTY 3093	\$1,060,000	12/04/2023
2	90 Reichelt Av MONTMORENCY 3094	\$1,035,000	02/04/2023
3	20 Aanensen Ct MONTMORENCY 3094	\$991,250	26/07/2023

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:

31/08/2023 12:00



3 1 1

Property Type: House (Res)

Land Size: 981 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2023: \$1,408,500

Comparable Properties



2 Towyn CI LOWER PLENTY 3093 (VG)

Agent Comments

3 - -

Price: \$1,060,000

Method: Sale

Date: 12/04/2023

Property Type: House (Res)

Land Size: 716 sqm approx



90 Reichelt Av MONTMORENCY 3094 (REI/VG) Agent Comments

3 1 4

Price: \$1,035,000

Method: Sold Before Auction

Date: 02/04/2023

Property Type: House

Land Size: 950 sqm approx



20 Aanensen Ct MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$991,250

Method: Private Sale

Date: 26/07/2023

Property Type: House (Res)

Land Size: 928 sqm approx