

# 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

19 Philip Street, 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)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,455,000

Property Type House

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 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 | 22 Davey Rd MONTMORENCY 3094   | \$1,305,000 | 15/08/2023   |
| 2 | 44 Philip St LOWER PLENTY 3093 | \$1,200,000 | 15/09/2023   |
| 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:

20/11/2023 11:39

19 Philip Street, Lower Plenty Vic 3093

**Jellis  
Craig**

Scott Nugent  
0438 054 993  
scottnugent@jellisrcraig.com.au



4 2 2

**Property Type:** House  
**Land Size:** 768 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending September 2023: \$1,455,000

## Comparable Properties



**22 Davey Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,305,000  
**Method:** Private Sale  
**Date:** 15/08/2023  
**Property Type:** House  
**Land Size:** 620 sqm approx



**44 Philip St LOWER PLENTY 3093 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 15/09/2023  
**Property Type:** House  
**Land Size:** 981 sqm approx

Very similar location however our property offers a newer built property on the high side of the road.

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.

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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