

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

1 Anthony Close, Lower Plenty

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$759,000

Median sale priceMedian price

\$557,500

Property type

Unit

Suburb

Lower Plenty

Period - From

Jan 2023

to

March 2023

Source

REIV

Comparable property sales

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. 1/183 Main Road, Lower Plenty	\$ 777,000	16/6/2023
2. 5/38 Alma Street, Lower Plenty	\$ 765,000	6/5/2023
3. 4/3 Airlie Road, Montmorency	\$ 840,000	10/5/2023

This Statement of Information was prepared on:

8/08/2023

Comparable properties



\$ 777,000

1/183 Main Road, Lower Plenty, Victoria

DATE: 16/6/2023

PROPERTY TYPE: UNIT

 2  2
 2  sqm



\$ 765,000

5/38 Alama Street, Lower Plenty, Victoria

DATE: 6/5/2023

PROPERTY TYPE: UNIT

 3  2
 2  sqm



\$ 840,000

4/3 Airlie Road, Montmorency, Victoria

DATE: 10/5/2023

PROPERTY TYPE: UNIT

 3  1
 2  sqm x

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21 days on market



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