

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

1/6 MASKELL CRESCENT LOWER PLENTY VIC 3093

Indicative selling price

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

Single Price

\$1,090,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Lower Plenty

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

32 ALBAN STREET MONTMORENCY VIC 3094	\$1,061,000	12-Nov-22
4 ALEXANDER STREET MONTMORENCY VIC 3094	\$1,147,000	30-Nov-22
6 WILLAURA PLACE YALLAMBIE VIC 3085	\$1,025,000	21-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 17 April 2023

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**32 ALBAN STREET
MONTMORENCY VIC 3094**

3 2 1

Sold Price **\$1,061,000** Sold Date **12-Nov-22**

Distance **1.02km**



**4 ALEXANDER STREET
MONTMORENCY VIC 3094**

3 2 2

Sold Price **\$1,147,000** Sold Date **30-Nov-22**

Distance **0.4km**



**6 WILLAURA PLACE YALLAMBIE
VIC 3085**

4 2 2

Sold Price ^{RS} **\$1,025,000** Sold Date **21-Mar-23**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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