

# 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

16/98 - 116 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 \$480,000

&

\$520,000

### Median sale price

Median price \$537,500

Property Type Unit

Suburb Lower Plenty

Period - From 01/10/2019

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 | 15/98-116 Main Rd LOWER PLENTY 3093 | \$518,500 | 19/10/2019   |
| 2 | 2/161 Main Rd LOWER PLENTY 3093     | \$505,000 | 11/09/2019   |
| 3 | 9/98-116 Main Rd LOWER PLENTY 3093  | \$445,000 | 11/12/2019   |

**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:

27/02/2020 16:56