

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

190 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$979,500 Property Type House Suburb Lower Plenty

Period - From 01/04/2019 to 31/03/2020 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	37 Main Rd LOWER PLENTY 3093	\$915,000	18/05/2020
2	50 Rattray Rd MONTMORENCY 3094	\$895,500	06/03/2020
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:

09/06/2020 09:59

190 Main Road, Lower Plenty Vic 3093

**Jellis
Craig**

Scott Nugent
0438 054 993
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 4  2  4

Property Type: House
Land Size: 786 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
Year ending March 2020: \$979,500

Comparable Properties



37 Main Rd LOWER PLENTY 3093 (REI)

 3  2  2

Price: \$915,000
Method: Private Sale
Date: 18/05/2020
Property Type: House
Land Size: 1095 sqm approx

Agent Comments

Block size is a little bit bigger but the house size is similar and also similar position being on Main Road



50 Rattray Rd MONTMORENCY 3094 (REI/VG)

 4  1  1

Price: \$895,500
Method: Private Sale
Date: 06/03/2020
Property Type: House
Land Size: 649 sqm approx

Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.