Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	190 Main Road, Lower Plenty Vic 3093
Including suburb and	
postcode	

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	Pro	operty Type Ho	use		Suburb	Lower Plenty
Period - From 01/04/2019	to	31/03/2020	Sou	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	areas or comparable property	1 1100	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



Date of sale



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

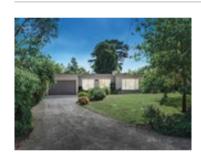




Property Type: House **Land Size:** 786 sqm approx Agent Comments

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





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) Agent Comments

4

Date: 06/03/2020





Price: \$895,500
Method: Private Sale

Property Type: House Land Size: 649 sqm approx

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



