

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

4/161 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$687,000 Property Type Unit Suburb Lower Plenty

Period - From 27/07/2021 to 26/07/2022 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	1/14 Looker Rd MONTMORENCY 3094	\$595,000	06/04/2022
2	16/98 Main Rd LOWER PLENTY 3093	\$589,990	03/06/2022
3	2/117 Mountain View Rd BRIAR HILL 3088	\$587,500	22/03/2022

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:

27/07/2022 14:51

4/161 Main Road, Lower Plenty Vic 3093

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

27/07/2021 - 26/07/2022: \$687,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/14 Looker Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 2

Price: \$595,000

Method: Private Sale

Date: 06/04/2022

Property Type: Unit

Land Size: 113 sqm approx



16/98 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

2 2 1

Price: \$589,990

Method: Private Sale

Date: 03/06/2022

Property Type: Townhouse (Single)

Land Size: 68 sqm approx



2/117 Mountain View Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

2 1 1

Price: \$587,500

Method: Private Sale

Date: 22/03/2022

Property Type: Unit

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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