

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

14/141 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Lower Plenty

Period - From

01/10/2021

to

31/12/2021

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	3/40 Para Rd MONTMORENCY 3094	\$690,000	03/09/2021
2	5/10 Maskell Cr LOWER PLENTY 3093	\$660,000	07/12/2021
3	12 Pellett St GREENSBOROUGH 3088	\$650,000	21/12/2021

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:

27/01/2022 11:33



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2021: \$820,000

Comparable Properties



3/40 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 2  1  2

Price: \$690,000

Method: Auction Sale

Date: 03/09/2021

Rooms: 4

Property Type: Unit



5/10 Maskell Cr LOWER PLENTY 3093 (REI/VG)

Agent Comments

 2  2  2

Price: \$660,000

Method: Private Sale

Date: 07/12/2021

Property Type: Townhouse (Res)



12 Pellett St GREENSBOROUGH 3088 (REI)

Agent Comments

 2  1  -

Price: \$650,000

Method: Private Sale

Date: 21/12/2021

Property Type: House

Land Size: 236 sqm approx

Listed as a house but similar size block of land. Pellett is on a sub-divded block.