## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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	14/141 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 \$650,000	&	\$700,000
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### Median sale price

Median price	\$820,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

**└──** 2

Price: \$690,000 Method: Auction Sale Date: 03/09/2021 Rooms: 4

Property Type: Unit

**Agent Comments** 



5/10 Maskell Cr LOWER PLENTY 3093

(REI/VG)



Price: \$660,000 Method: Private Sale Date: 07/12/2021

Property Type: Townhouse (Res)

Agent Comments



12 Pellett St GREENSBOROUGH 3088 (REI)

**--** 2

Price: \$650.000 Method: Private Sale Date: 21/12/2021 Property Type: House Land Size: 236 sqm approx Agent Comments

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

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





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