

# 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

6 Towyn Close, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,277,500

Property Type House

Suburb Lower Plenty

Period - From 01/04/2020

to

30/06/2020

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	14 Montrose St MONTMORENCY 3094	\$1,275,000	11/05/2020
2	11 Buena Vista Dr MONTMORENCY 3094	\$1,271,000	04/08/2020
3	16 Sylvan St MONTMORENCY 3094	\$1,230,000	10/05/2020

**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:

08/09/2020 14:58



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

June quarter 2020: \$1,277,500

## Comparable Properties



**14 Montrose St MONTMORENCY 3094 (REI/VG)**

Agent Comments

4 3 3

**Price:** \$1,275,000

**Method:** Private Sale

**Date:** 11/05/2020

**Property Type:** House

**Land Size:** 881 sqm approx



**11 Buena Vista Dr MONTMORENCY 3094 (REI)** Agent Comments

4 2 2

**Price:** \$1,271,000

**Method:** Expression of Interest

**Date:** 04/08/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 714 sqm approx



**16 Sylvan St MONTMORENCY 3094 (REI/VG)** Agent Comments

5 3 2

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 10/05/2020

**Property Type:** House

**Land Size:** 1065 sqm approx