

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

Lot 5 / 158 Old Eltham Road Lower Plenty VIC 3093 – LAND ONLY

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*

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 or range between \$*1,500,000 &

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,356,000

 *House

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 *Unit

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 Suburb or locality

Lower Plenty

Period - From

01 Nov 2020

 to

31 Oct 2021

 Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	\$	
2	\$	
3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.