

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

1/28 Glenauburn Road, Lower Plenty Vic 3093

Indicative selling price

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

Single price \$1,380,000

Median sale price

Median price \$1,250,000

Property Type Townhouse

Suburb Lower Plenty

Period - From 08/05/2023

to 07/05/2024

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	7/28 Glenauburn Rd LOWER PLENTY 3093	\$1,350,000	23/02/2024
2	44 Reichelt Av MONTMORENCY 3094	\$1,310,000	06/03/2024
3	2/29 Para Rd LOWER PLENTY 3093	\$1,300,000	28/11/2023

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:

08/05/2024 11:29

1/28 Glenauburn Road, Lower Plenty Vic 3093

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$1,380,000

Median Townhouse Price

08/05/2023 - 07/05/2024: \$1,250,000



Property Type: Townhouse

Agent Comments

Comparable Properties



7/28 Glenauburn Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 23/02/2024

Property Type: Townhouse (Single)

Land Size: 307 sqm approx



44 Reichelt Av MONTMORENCY 3094 (REI/VG) Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 06/03/2024

Property Type: House (Res)

Land Size: 515 sqm approx



2/29 Para Rd LOWER PLENTY 3093 (REI/VG) Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 28/11/2023

Property Type: House

Land Size: 220 sqm approx

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



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