

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

1/19 Kett Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,435,000

Property Type House

Suburb Lower Plenty

Period - From 01/10/2021

to 30/09/2022

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	1/111 Para Rd MONTMORENCY 3094	\$990,000	29/10/2022
2	1/130 Sherbourne Rd MONTMORENCY 3094	\$972,000	08/09/2022
3	2/23 Davey Rd MONTMORENCY 3094	\$965,000	19/08/2022

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:

22/11/2022 13:39



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending September 2022: \$1,435,000

Comparable Properties



1/111 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

3 3 2

Price: \$990,000

Method: Auction Sale

Date: 29/10/2022

Property Type: House (Res)

Land Size: 267 sqm approx



1/130 Sherbourne Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$972,000

Method: Private Sale

Date: 08/09/2022

Property Type: Townhouse (Single)

Land Size: 360 sqm approx



2/23 Davey Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$965,000

Method: Private Sale

Date: 19/08/2022

Property Type: House

Land Size: 457 sqm approx