

# 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

10 Lillypilly Lane, Plenty Vic 3090

### Indicative selling price

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

Range between \$1,550,000

&

\$1,620,000

### Median sale price

Median price \$1,325,500

Property Type House

Suburb Plenty

Period - From 01/04/2019

to 31/03/2020

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	1 Mistletoe Ct PLENTY 3090	\$1,640,500	16/11/2019
2	2 Monomeath Av DIAMOND CREEK 3089	\$1,605,000	19/01/2020
3	6 Viola Cl GREENSBOROUGH 3088	\$1,500,000	19/11/2019

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:

13/05/2020 09:28



 5  3  2

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 1000 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,550,000 - \$1,620,000

**Median House Price**

Year ending March 2020: \$1,325,500

## Comparable Properties



**1 Mistletoe Ct PLENTY 3090 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,640,500

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** House (Res)

**Land Size:** 1000 sqm approx



**2 Monomeath Av DIAMOND CREEK 3089 (REI)** Agent Comments

 4  2  2

**Price:** \$1,605,000

**Method:** Private Sale

**Date:** 19/01/2020

**Property Type:** House (Res)

**Land Size:** 803 sqm approx



**6 Viola Ct GREENSBOROUGH 3088 (VG)**

Agent Comments

 4  -  -

**Price:** \$1,500,000

**Method:** Sale

**Date:** 19/11/2019

**Property Type:** House (Res)

**Land Size:** 1000 sqm approx