Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	8/141 Main Road, Lower Plenty Vic 3093
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$650,000	&	\$700,000
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Median sale price

Median price	\$605,000	Pro	perty Type	Jnit		Suburb	Lower Plenty
Period - From	01/07/2022	to	30/06/2023	S	ource	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

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1	2/75 Airlie Rd MONTMORENCY 3094	\$730,000	25/02/2023
2	2/9 Paton St MONTMORENCY 3094	\$700,000	18/05/2023
3	4/86 Airlie Rd MONTMORENCY 3094	\$680,000	18/05/2023

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:	03/08/2023 10:51



Date of sale







Property Type: Unit Agent Comments

Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending June 2023: \$605,000

Agent Comments

Agent Comments

Agent Comments

Comparable Properties



2/75 Airlie Rd MONTMORENCY 3094 (REI/VG)

Price: \$730,000 Method: Private Sale Date: 25/02/2023 Property Type: Unit

Land Size: 183 sqm approx



2/9 Paton St MONTMORENCY 3094 (REI/VG)

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Price: \$700,000 Method: Private Sale Date: 18/05/2023 Property Type: Unit Land Size: 191 sqm approx



4/86 Airlie Rd MONTMORENCY 3094 (REI/VG)

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Price: \$680,000 Method: Private Sale Date: 18/05/2023 Property Type: Unit

Land Size: 191 sqm approx

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





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