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	19 Monarch Ridge, Lower Plenty Vic 3093
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,410,000	Pro	perty Type	House		Suburb	Lower Plenty
Period - From	01/01/2023	to	31/03/2023		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

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1	1/8 Swan St ELTHAM 3095	\$920,000	17/04/2023
2	17 Monarch Ridg LOWER PLENTY 3093	\$828,000	03/03/2023
3	1/44 Sackville St MONTMORENCY 3094	\$813,000	10/04/2023

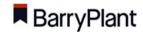
OR

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:	03/07/2023 08:59



Date of sale











Property Type: House Land Size: 335 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$880,000 **Median House Price** March quarter 2023: \$1,410,000

Comparable Properties

1/8 Swan St ELTHAM 3095 (REI/VG)

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Agent Comments

Price: \$920,000 Method: Private Sale Date: 17/04/2023

Rooms: 4

Property Type: Unit



17 Monarch Ridg LOWER PLENTY 3093

(REI/VG)





Price: \$828,000 Method: Private Sale Date: 03/03/2023

Rooms: 5

Property Type: Townhouse (Res) Land Size: 274 sqm approx

Agent Comments

1/44 Sackville St MONTMORENCY 3094 (REI/VG)



Price: \$813,000 Method: Private Sale Date: 10/04/2023

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



