

## 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 95 Old Eltham Road, Lower Plenty Vic 3093

#### Indicative selling price

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

Range between \$875,000 & \$935,000

#### Median sale price

Median price \$1,168,000 House X Unit Suburb Lower Plenty

Period - From 01/01/2018 to 31/12/2018 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.

95 Old Eltham Road, Lower Plenty Vic 3093

Flannagan Peressini & Shaw Estate Agents  
03 9432 6889  
info@fpsrealestate.com.au



 3       1       2

**Rooms:**  
**Property Type:** House  
**Land Size:** 795 sqm approx.  
**Agent Comments**

### Indicative Selling Price

\$875,000 - \$935,000

### Median House Price

Year ending December 2018: \$1,168,000

## Comparable Properties



**8 Palara Ct MONTMORENCY 3094 (REI/VG)**

### Agent Comments

 3     1     2

**Price:** \$907,000

**Method:** Auction Sale

**Date:** 17/11/2018

**Rooms: -**

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

**99 Buena Vista Dr MONTMORENCY 3094 (REI)**

### Agent Comments

 3    2    1

**Price: \$920,000**

**Method:** Auction Sale

**Date:** 09/02/2019

**Rooms: 8**

**Property Type:** House (Res)

**Land Size:** 788 sqm approx

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.