

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

1/320 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$674,000

Property Type Unit

Suburb Lower Plenty

Period - From 01/04/2022

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	Date of sale
1	2/63 Para Rd MONTMORENCY 3094	\$736,500	22/05/2023
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:

15/06/2023 11:52



2 1 2

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

Year ending March 2023: \$674,000

Comparable Properties



2/63 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

2 1 2

Price: \$736,500

Method: Private Sale

Date: 22/05/2023

Property Type: Unit

Land Size: 260 sqm approx



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

Agent Comments

2 1 1

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)

Agent Comments

2 1 1

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