

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

5/19 Kett Street, Lower Plenty Vic 3093

Indicative selling price

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

Single price

\$1,075,000

Median sale price

Median price

\$827,000

Property Type

Townhouse

Suburb

Lower Plenty

Period - From

29/06/2022

to

28/06/2023

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 | 1/15 Hoban Av MONTMORENCY 3094 | \$1,100,000 | 21/01/2023 |
| 2 | 2/2 Old Lower Plenty Rd VIEWBANK 3084 | \$1,017,500 | 03/06/2023 |
| 3 | 2/10 Sylvan St MONTMORENCY 3094 | \$1,010,000 | 19/01/2023 |

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:

29/06/2023 13:29

5/19 Kett Street, Lower Plenty Vic 3093

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



3 2 2

Property Type: Townhouse
(Single)
Land Size: 209 sqm approx
Agent Comments

Indicative Selling Price
\$1,075,000
Median Townhouse Price
29/06/2022 - 28/06/2023: \$827,000

Comparable Properties



1/15 Hoban Av MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 21/01/2023
Property Type: Unit
Land Size: 339 sqm approx



2/2 Old Lower Plenty Rd VIEWBANK 3084 (REI) **Agent Comments**

3 2 2

Price: \$1,017,500
Method: Auction Sale
Date: 03/06/2023
Property Type: Townhouse (Res)
Land Size: 363 sqm approx



2/10 Sylvan St MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,010,000
Method: Private Sale
Date: 19/01/2023
Property Type: Unit
Land Size: 522 sqm approx

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



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