

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

21/123 MAIN ROAD LOWER PLENTY VIC 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$335,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

7/123 MAIN ROAD LOWER PLENTY VIC 3093	\$325,000	07-Dec-23
44/123 MAIN ROAD LOWER PLENTY VIC 3093	\$366,000	12-Feb-24

OR

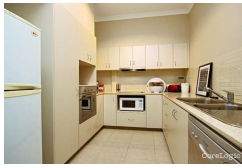
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 April 2024

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**7/123 MAIN ROAD LOWER PLENTY VIC 3093**

Sold Price

\$325,000Sold Date **07-Dec-23** 1 1 1

Distance

0km**44/123 MAIN ROAD LOWER PLENTY VIC 3093**

Sold Price

\$366,000Sold Date **12-Feb-24** 1 1 -

Distance

0km**RS** = Recent sale**UN** = Undisclosed Sale

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