

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

8 Roseburn Court, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$4,600,000 & \$4,900,000

Median sale price

Median price \$1,455,000 Property Type House Suburb Lower Plenty

Period - From 01/10/2022 to 30/09/2023 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	5 Palamino Ct LOWER PLENTY 3093	\$5,000,000	18/07/2023
2	3 Cleveland Ct LOWER PLENTY 3093	\$4,570,000	26/07/2023
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.~~

This Statement of Information was prepared on: 31/10/2023 15:19



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Property Type: House
Land Size: 4019 sqm approx
Agent Comments

Indicative Selling Price
\$4,600,000 - \$4,900,000
Median House Price
Year ending September 2023: \$1,455,000

Comparable Properties



5 Palamino Ct LOWER PLENTY 3093 (REI)

Agent Comments

5 4 11

Price: \$5,000,000
Method: Private Sale
Date: 18/07/2023
Property Type: House (Res)
Land Size: 6001 sqm approx



3 Cleveland Ct LOWER PLENTY 3093 (REI/VG) **Agent Comments**

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Price: \$4,570,000
Method: Private Sale
Date: 26/07/2023
Property Type: House (Res)
Land Size: 4100 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.

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