

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

2/18 Alma Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Lower Plenty

Period - From 15/08/2023 to 14/08/2024 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 | 2/9 Davey Rd MONTMORENCY 3094 | \$602,000 | 01/07/2024 |
| 2 | 3/76 Henry St GREENSBOROUGH 3088 | \$595,000 | 27/04/2024 |
| 3 | 2/45 Para Rd MONTMORENCY 3094 | \$600,000 | 20/04/2024 |

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:

15/08/2024 11:57

2/18 Alma Street, Lower Plenty Vic 3093

Jellis
Craig

John Le Gros
03 9439 1222
0422 608 038

johnlegros@jellisrcraig.com.au

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

15/08/2023 - 14/08/2024: \$620,000



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/9 Davey Rd MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$602,000
Method: Private Sale
Date: 01/07/2024
Property Type: Unit



3/76 Henry St GREENSBOROUGH 3088
(REI/VG)

Agent Comments

2 1 1

Price: \$595,000
Method: Private Sale
Date: 27/04/2024
Property Type: Unit



2/45 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 20/04/2024
Property Type: Unit
Land Size: 169 sqm approx

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



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