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

33 Old Eltham Road, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,280,000		&		\$1,380,000					
Median sale price										
Median price	\$1,350,000	Pro	operty Type	Ηοι	ise		Suburb	Lower Plenty		
Period - From	01/01/2022	to	31/12/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	86 Grand Blvd MONTMORENCY 3094	\$1,230,000	22/10/2022
2			
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:

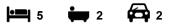
10/02/2023 14:29



33 Old Eltham Road, Lower Plenty Vic 3093







Property Type: House Land Size: 1522 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price Year ending December 2022: \$1,350,000

Comparable Properties



86 Grand Blvd MONTMORENCY 3094 (REI/VG) Agent Comments

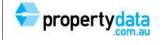


Price: \$1,230,000 Method: Private Sale Date: 22/10/2022 Property Type: House Land Size: 1214 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888





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