

## 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

4/43 MAIN ROAD LOWER PLENTY VIC 3093

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,500

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Feb 2023

to

31 Jan 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

14/6 MAIN ROAD LOWER PLENTY VIC 3093	\$689,500	06-Dec-23
5/96 PARA ROAD MONTMORENCY VIC 3094	\$715,000	03-Sep-23
3/56 SHERBOURNE ROAD MONTMORENCY VIC 3094	\$685,000	09-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: 21 February 2024

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**14/6 MAIN ROAD LOWER PLENTY  
VIC 3093**

Sold Price

**\$689,500**

Sold Date **06-Dec-23**

2 1 2

Distance **0.15km**



**5/96 PARA ROAD MONTMORENCY  
VIC 3094**

Sold Price

**\$715,000**

Sold Date **03-Sep-23**

2 1 1

Distance **1.3km**



**3/56 SHERBOURNE ROAD  
MONTMORENCY VIC 3094**

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date **09-Feb-24**

2 1 1

Distance **2.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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