

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

14/14 Barongarook Court, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$575,000

&

\$625,000

Median sale price

Median price

\$510,250

Property Type

Unit

Suburb

Lower Plenty

Period - From

01/07/2018

to

30/06/2019

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	4/28-30 Hoban Av MONTMORENCY 3094	\$610,000	12/06/2019
2	6/30 Alexander St MONTMORENCY 3094	\$595,000	18/09/2019
3	33a Williams Rd BRIAR HILL 3088	\$575,000	21/05/2019

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:

15/10/2019 10:30



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Property Type: Townhouse
(Single)
Land Size: 225 sqm approx
Agent Comments

Indicative Selling Price
\$575,000 - \$625,000
Median Unit Price
Year ending June 2019: \$510,250

Comparable Properties



4/28-30 Hoban Av MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 2

Price: \$610,000
Method: Private Sale
Date: 12/06/2019
Rooms: 4
Property Type: Unit
Land Size: 185 sqm approx



6/30 Alexander St MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$595,000
Method: Private Sale
Date: 18/09/2019
Property Type: Unit
Land Size: 200 sqm approx



33a Williams Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

2 2 -

Price: \$575,000
Method: Private Sale
Date: 21/05/2019
Property Type: Unit
Land Size: 199 sqm approx