## 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

186 Main Road, Lower Plenty Vic 3093

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,454,000	Pro	operty Type	Hou	ISE		Suburb	Lower Plenty
Period - From	01/07/2021	to	30/06/2022		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3 Brae Ct MONTMORENCY 3094	\$1,241,000	30/07/2022
2	28 Aminya Cr YALLAMBIE 3085	\$1,207,500	10/09/2022
3	13 Marshall Av MONTMORENCY 3094	\$1,200,000	02/07/2022

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:

06/10/2022 10:49





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**Property Type:** House (Res) **Land Size:** 780 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending June 2022: \$1,454,000

# **Comparable Properties**

3 Brae Ct MONTMORENCY 3094 (REI/VG) 4 2 2 4 Price: \$1,241,000 Method: Auction Sale Date: 30/07/2022 Property Type: House (Res) Land Size: 907 sqm approx	Agent Comments
28 Aminya Cr YALLAMBIE 3085 (REI) 4 2 33 Price: \$1,207,500 Method: Private Sale Date: 10/09/2022 Rooms: 7 Property Type: House (Res) Land Size: 592 sqm approx	Agent Comments Less appealing location although similar sized – home.
13 Marshall Av MONTMORENCY 3094 (REI)   13 Marshall Av MONTMORENCY 3094 (REI)   13 Marshall Av MONTMORENCY 3094 (REI)   14 1 1   15 Marshall Av MONTMORENCY 3094 (REI)   15 Marshall Av Montmorence   15 Marshall Av Montmorence   15 Marshall Av Montmorence   16 Marshall Av Montmorence   17 Marshall Av Montmorence   18 Marshall Av Montmorence   18 Marshall Av Montmorence   19 Marshall Av Montmorence   19 Marshall Av Montmorence   19 Marshall Av Montmorence   10 Marshall Av Montmorence	Agent Comments

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



propertydata

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