

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 between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,454,000

Property Type House

Suburb Lower Plenty

Period - From 01/07/2021

to

30/06/2022

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	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



4 3 5

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)

Agent Comments

4 2 4

Price: \$1,241,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 907 sqm approx



28 Aminya Cr YALLAMBIE 3085 (REI)

Agent Comments

4 2 3

Price: \$1,207,500

Method: Private Sale

Date: 10/09/2022

Rooms: 7

Property Type: House (Res)

Land Size: 592 sqm approx



13 Marshall Av MONTMORENCY 3094 (REI)

Agent Comments

4 2 3

Price: \$1,200,000

Method: Auction Sale

Date: 02/07/2022

Property Type: House (Res)

Land Size: 690 sqm approx