

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

22 Old Eltham Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,405,000

Property Type

House

Suburb

Lower Plenty

Period - From

01/01/2023

to

31/12/2023

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	77 Old Eltham Rd LOWER PLENTY 3093	\$1,605,000	01/11/2023
2	2 Cheval Ct LOWER PLENTY 3093	\$1,550,000	14/12/2023
3	83 Buena Vista Dr MONTMORENCY 3094	\$1,527,000	10/02/2024

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:

15/03/2024 13:26



5 3 2

Property Type: House
Land Size: 859 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending December 2023: \$1,405,000

Comparable Properties



77 Old Eltham Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

4 3 2

Price: \$1,605,000
Method: Private Sale
Date: 01/11/2023
Property Type: House (Res)
Land Size: 798 sqm approx



2 Cheval Ct LOWER PLENTY 3093 (REI/VG)

Agent Comments

4 4 2

Price: \$1,550,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 785 sqm approx



83 Buena Vista Dr MONTMORENCY 3094 (REI)

Agent Comments

5 2 1

Price: \$1,527,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)