



**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$775,000 - \$800,000

**Median Unit Price**

Year ending June 2017: \$545,000

## Comparable Properties



**2/70 Sackville St MONTMORENCY 3094 (REI/VG)**

Agent Comments



**Price:** \$786,500

**Method:** Private Sale

**Date:** 06/04/2017

**Rooms:** 5

**Property Type:** Townhouse (Single)

**Land Size:** 242 sqm approx



**2/17 Aanensen Ct MONTMORENCY 3094 (REI)** Agent Comments



**Price:** \$732,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)



**1/8 McCarthy Gr MONTMORENCY 3094 (REI/VG)**

Agent Comments



**Price:** \$721,000

**Method:** Sold Before Auction

**Date:** 08/03/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)



## 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

3/10 Main Road, Lower Plenty Vic 3093

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$775,000

&

\$800,000

#### Median sale price

Median price \$545,000

Unit X

Suburb Lower Plenty

Period - From 01/07/2016

to

30/06/2017

Source REIV

#### Comparable property sales

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
2/70 Sackville St MONTMORENCY 3094	\$786,500	06/04/2017
2/17 Aanensen Ct MONTMORENCY 3094	\$732,000	08/04/2017
1/8 Mccarthy Gr MONTMORENCY 3094	\$721,000	08/03/2017