

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

1/28 Para Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$545,000 House Unit X Suburb Lower Plenty

Period - From 01/07/2016 to 30/06/2017 Source REIV

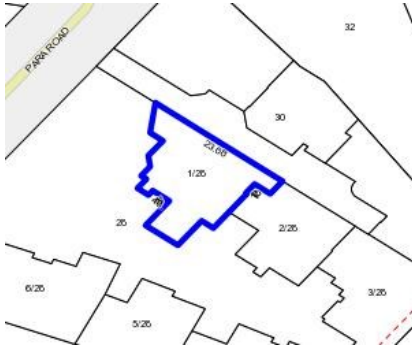
Comparable property sales (*Delete A or B below as applicable)

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	4/31 Paterson Cr GREENSBOROUGH 3088	\$640,000	17/06/2017
2	4/16 Hart Av GREENSBOROUGH 3088	\$630,000	29/03/2017
3	2/15 Alexandra St GREENSBOROUGH 3088	\$600,000	18/03/2017

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.~~



Rooms:
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median Unit Price
 Year ending June 2017: \$545,000

Comparable Properties



4/31 Paterson Cr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$640,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 4
Property Type: Unit



4/16 Hart Av GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 29/03/2017
Rooms: -
Property Type: Unit
Land Size: 209 sqm approx



2/15 Alexandra St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 274 sqm approx