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

3/208 Main Road, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$750,000	&	\$820,000)				
Median sale p	rice	_						
Median price	\$665,000	Property Type	Unit	Suburb	Lower Plenty			
Period - From	01/01/2020	to 31/12/2020	Sou	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	8/76 Airlie Rd MONTMORENCY 3094	\$832,000	09/10/2020
2	2/208 Main Rd LOWER PLENTY 3093	\$830,000	14/08/2020
3	2/11 Elizabeth St MONTMORENCY 3094	\$815,150	06/08/2020

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:

03/02/2021 14:58



Darren Jones



Property Type: Agent Comments Ashley Croall 03 9432 2544 0417 522 941 ashley@darrenjones.com.au

Indicative Selling Price \$750,000 - \$820,000 Median Unit Price Year ending December 2020: \$665,000

Comparable Properties



8/76 Airlie Rd MONTMORENCY 3094 (REI)



Agent Comments





2/208 Main Rd LOWER PLENTY 3093 (REI/VG) Agent Comments



Price: \$830,000 Method: Private Sale Date: 14/08/2020 Rooms: 5 Property Type: Townhouse (Res) Land Size: 162 sqm approx



2/11 Elizabeth St MONTMORENCY 3094 (REI/VG) Agent Comments



Price: \$815,150 Method: Private Sale Date: 06/08/2020 Property Type: Townhouse (Single) Land Size: 295 sqm approx

Account - Darren Jones | P: 9432 2544 | F: 9432 2537



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.