

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$820,000

### Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Lower Plenty

Period - From

01/01/2020

to

31/12/2020

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	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:

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**Indicative Selling Price**

\$750,000 - \$820,000

**Median Unit Price**

Year ending December 2020: \$665,000



**Property Type:**

Agent Comments

## Comparable Properties



**8/76 Airlie Rd MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$832,000

**Method:** Private Sale

**Date:** 09/10/2020

**Property Type:** Townhouse (Res)

**Land Size:** 287 sqm approx



**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