

 3
  2
  Double Carport

Rooms:
Property Type: House (Res)
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
 \$870,000 - \$957,000
Median House Price
 Year ending March 2017: \$957,500

Comparable Properties



1 Byron Av LOWER PLENTY 3093 (VG)

Agent Comments

 4
  -
  -

Price: \$948,000
Method: Sale
Date: 13/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 798 sqm approx



51 Reichelt Av MONTMORENCY 3094 (REI)

Agent Comments

 4
  2
  2

Price: \$900,000
Method: Sold Before Auction
Date: 16/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 949 sqm approx



35 Astley St MONTMORENCY 3094 (REI)

Agent Comments

 3
  1
  1

Price: \$900,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 575 sqm approx



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

12 Byron Avenue, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$870,000

&

\$957,000

Median sale price

Median price \$957,500

House

X

Suburb

Lower Plenty

Period - From 01/04/2016

to

31/03/2017

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
1 Byron Av LOWER PLENTY 3093	\$948,000	13/05/2017
51 Reichelt Av MONTMORENCY 3094	\$900,000	16/05/2017
35 Astley St MONTMORENCY 3094	\$900,000	27/05/2017