

## 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

5/10 Maskell Crescent 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

### 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 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

17/98 Main Road Lower Plenty VIC 3093	\$600,000	15-Jul-21
1/23 Calrossie Avenue Montmorency VIC 3094	\$628,888	03-Jun-21
2/36 Gladstone Road Briar Hill VIC 3088	\$620,000	29-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 16 November 2021



**17/98 Main Road Lower Plenty VIC 3093**

Sold Price

**\$600,000**

Sold Date

**15-Jul-21**

2 1 1

Distance

**0.24km**



**1/23 Calrossie Avenue Montmorency VIC 3094**

Sold Price

**\$628,888**

Sold Date

**03-Jun-21**

2 1 2

Distance

**1.81km**



**2/36 Gladstone Road Briar Hill VIC 3088**

Sold Price

**\$620,000**

Sold Date

**29-Jun-21**

2 1 1

Distance

**1.96km**

RS = Recent sale

UN = Undisclosed Sale

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