



Tristan Messerle

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**Indicative Selling Price**

\$540,000 - \$590,000



3 1 2

**Rooms:**

**Property Type:** Unit

**Land Size:** 261

**Agent Comments**

## Comparable Properties



**1/80 Para Rd MONTMORENCY 3094 (REI)**

**Agent Comments**

3 2 1

**Price:** \$587,000

**Method:** Private Sale

**Date:** 05/03/2017

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 281 sqm



**1/69 Airlie Rd MONTMORENCY 3094 (REI)**

**Agent Comments**

2 1 1

**Price:** \$571,500

**Method:** Private Sale

**Date:** 13/12/2016

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 221 sqm



**15/29 Main Rd LOWER PLENTY 3093 (REI)**

**Agent Comments**

2 1 1

**Price:** \$500,000

**Method:** Auction Sale

**Date:** 26/11/2016

**Rooms:** 4

**Property Type:** Unit

**Land Size:**



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## 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

1/47 Edwards Street, Lower Plenty Vic 3093

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$540,000 & \$590,000

#### Median sale price

Median price

Unit

X

Suburb

Lower Plenty

Period - From

to

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
1/80 Para Rd MONTMORENCY 3094	\$587,000	05/03/2017
1/69 Airlie Rd MONTMORENCY 3094	\$571,500	13/12/2016
15/29 Main Rd LOWER PLENTY 3093	\$500,000	26/11/2016