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

32 Rosehill Road, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,800,000		&		\$1,950,000				
Median sale p	rice								
Median price	\$1,599,000	Pro	operty Type	Hou	se		Suburb	Lower Plenty	
Period - From	01/10/2021	to	31/12/2021		So	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	11 Cheval Ct LOWER PLENTY 3093	\$1,875,000	12/12/2021
2			
3			

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:

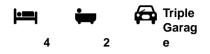
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32 Rosehill Road, Lower Plenty Vic 3093







Rooms: 9 Property Type: Land Land Size: 4078m2 sqm approx Agent Comments Inground swimming pool Sheryl Emerson (03) 9431 1243 0448 770 081 semerson@barryplant.com.au

Indicative Selling Price \$1,800,000 - \$1,950,000 Median House Price December quarter 2021: \$1,599,000

Comparable Properties



11 Cheval Ct LOWER PLENTY 3093 (REI/VG) Agent Comments Price: \$1,875,000 Method: Sold Before Auction Date: 12/12/2021 Rooms: 8 Property Type: House (Res) Land Size: 784 sqm approx

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.

Account - Barry Plant | P: (03) 9431 1243





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