

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

1/115 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Single price

\$615,000

Median sale price

Median price

\$622,000

Property Type

Unit

Suburb

Lower Plenty

Period - From

01/01/2021

to

31/03/2021

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	1/23 Calrossie Av MONTMORENCY 3094	\$628,888	05/06/2021
2	7/9-13 Main Rd LOWER PLENTY 3093	\$622,000	18/03/2021
3	3/43 Main Rd LOWER PLENTY 3093	\$632,500	24/02/2021

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.~~

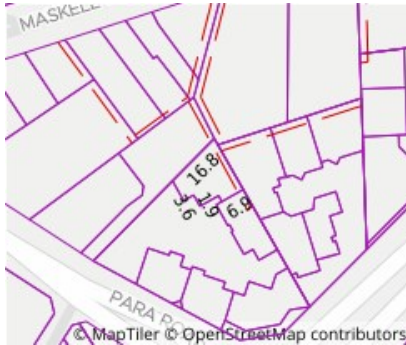
This Statement of Information was prepared on:

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1/115 Main Road, Lower Plenty Vic 3093

**Jellis
Craig**

Scott Nugent
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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$615,000

Median Unit Price

March quarter 2021: \$622,000

Comparable Properties



1/23 Calrossie Av MONTMORENCY 3094 (REI) **Agent Comments**

2 1 2

Price: \$628,888

Method: Sold Before Auction

Date: 05/06/2021

Property Type: Unit

Land Size: 174 sqm approx



7/9-13 Main Rd LOWER PLENTY 3093 (REI) **Agent Comments**

2 1 1

Price: \$622,000

Method: Private Sale

Date: 18/03/2021

Property Type: Unit



3/43 Main Rd LOWER PLENTY 3093 (REI/VG) **Agent Comments**

2 1 1

Price: \$632,500

Method: Private Sale

Date: 24/02/2021

Property Type: Unit

Land Size: 112 sqm approx

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