

# 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

197 Old Eltham Road, Lower Plenty Vic 3093

### Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

### Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Lower Plenty

Period - From

01/04/2024

to

30/06/2024

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	143 Old Eltham Rd LOWER PLENTY 3093	\$1,120,000	30/08/2024
2	154 Reichelt Av MONTMORENCY 3094	\$1,235,000	28/08/2024
3	16 Sackville St MONTMORENCY 3094	\$1,300,000	22/04/2024

**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:

02/10/2024 12:03



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**Property Type:** House  
**Land Size:** 794 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,190,000 - \$1,290,000  
**Median House Price**  
June quarter 2024: \$1,800,000

## Comparable Properties



**143 Old Eltham Rd LOWER PLENTY 3093 (REI)** **Agent Comments**

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**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 30/08/2024  
**Property Type:** House  
**Land Size:** 797 sqm approx



**154 Reichelt Av MONTMORENCY 3094 (REI)** **Agent Comments**

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**Price:** \$1,235,000  
**Method:** Sold Before Auction  
**Date:** 28/08/2024  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx



**16 Sackville St MONTMORENCY 3094 (REI/VG)** **Agent Comments**

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**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 22/04/2024  
**Property Type:** House  
**Land Size:** 898 sqm approx

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