

## 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 HARCOURT PLACE 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

\$3,950,000

&

\$4,345,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,319,000

Property type

House

Suburb

Lower Plenty

Period-from

01 Jun 2023

to

31 May 2024

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

Address of comparable property	Price	Date of sale
11 AMBERLEY WAY LOWER PLENTY VIC 3093	\$6,100,000	16-May-24

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: 03 June 2024

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## 11 AMBERLEY WAY LOWER PLENTY VIC 3093

 5  5  12

Sold Price <sup>RS</sup> **\$6,100,000** Sold Date **16-May-24**

Distance **0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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