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

10 Rangeview Road, Lower Plenty Vic 3093

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,405,000	Pro	operty Type	Hou	se		Suburb	Lower Plenty
Period - From	01/01/2023	to	31/12/2023		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 six months 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	2 Cheval Ct LOWER PLENTY 3093	\$1,550,000	14/12/2023
2	18 Nokes Ct MONTMORENCY 3094	\$1,400,000	26/01/2024
3	67 Old Eltham Rd LOWER PLENTY 3093	\$1,380,500	30/01/2024

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:

08/03/2024 19:41



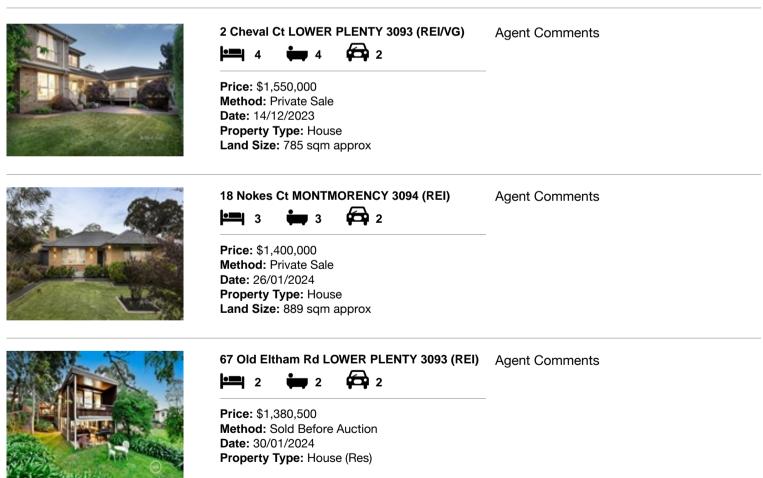






Rooms: 8 Property Type: House (Res) Land Size: 1080 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending December 2023: \$1,405,000

Comparable Properties



Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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