## 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

12/98 Main Road, Lower Plenty Vic 3093

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$590,000	&	\$630,000	)				
Median sale p	rice							
Median price	\$601,000	Property Type	Unit	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.

Ad	dress of comparable property	Price	Date of sale
1	9/6 Main Rd LOWER PLENTY 3093	\$610,000	28/10/2023
2	13/98 Main Rd LOWER PLENTY 3093	\$590,000	14/11/2023
3	7/9-13 Main Rd LOWER PLENTY 3093	\$590,000	12/02/2024

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:

14/02/2024 13:04









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$590,000 - \$630,000 Median Unit Price Year ending December 2023: \$601,000

Agent Comments

Agent Comments

# **Comparable Properties**



9/6 Main Rd LOWER PLENTY 3093 (REI/VG)



Price: \$610,000 Method: Auction Sale Date: 28/10/2023 Property Type: Unit



13/98 Main Rd LOWER PLENTY 3093 (REI/VG) Agent Comments



Price: \$590,000 Method: Private Sale Date: 14/11/2023 Property Type: Townhouse (Single)



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



Price: \$590,000 Method: Private Sale Date: 12/02/2024 Property Type: Unit Land Size: 238 sqm approx

#### Account - Jellis Craig | P: 03 94321444



propertydata

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