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

142 Old Eltham Road, Lower Plenty Vic 3093

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$1,455,000	Pro	operty Type	Hou	se		Suburb	Lower Plenty
Period - From	01/10/2022	to	30/09/2023		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 sixmonths 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	127 Old Eltham Rd LOWER PLENTY 3093	\$2,390,000	24/06/2023
2	164 Old Eltham Rd LOWER PLENTY 3093	\$2,350,000	15/09/2023
3			

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:

24/10/2023 18:37









Property Type: House **Land Size:** 4805 sqm approx Agent Comments Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price Year ending September 2023: \$1,455,000

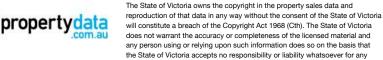
Comparable Properties



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.

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





errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.