

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

2/129-131 MAIN ROAD LOWER PLENTY VIC 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Lower Plenty

Period-from

01 May 2024

to

30 Apr 2025

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

1/157 MAIN ROAD LOWER PLENTY VIC 3093	\$715,000	23-May-25
5/25 ALMA STREET LOWER PLENTY VIC 3093	\$722,000	19-Dec-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: 28 May 2025



**1/157 MAIN ROAD LOWER PLENTY
VIC 3093**

Sold Price

^{RS}

\$715,000

Sold Date

23-May-25

 3

 1

 1

Distance

0.22km



**5/25 ALMA STREET LOWER
PLENTY VIC 3093**

Sold Price

\$722,000

Sold Date

19-Dec-24

 3

 1

 2

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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