

# 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

2/6 Main Road, 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)

Range between \$620,000 & \$670,000

### Median sale price

Median price \$601,000 Property Type Unit Suburb Lower Plenty

Period - From 01/01/2023 to 31/12/2023 Source 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.~~

	Address of comparable property	Price	Date of sale
1	14/6 Main Rd LOWER PLENTY 3093	\$689,500	06/12/2023
2	9/6 Main Rd LOWER PLENTY 3093	\$610,000	28/10/2023
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:

18/03/2024 09:19

2/6 Main Road, Lower Plenty Vic 3093



 2  1  1

**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$670,000  
**Median Unit Price**  
Year ending December 2023: \$601,000

## Comparable Properties



14/6 Main Rd LOWER PLENTY 3093 (REI)

[Agent Comments](#)

 2  1  2

**Price:** \$689,500  
**Method:** Private Sale  
**Date:** 06/12/2023  
**Property Type:** Unit



9/6 Main Rd LOWER PLENTY 3093 (REI)

[Agent Comments](#)

 2  1  2

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

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 94598111



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