## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2 Cheval Court, Lower Plenty Vic 3093

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,550,000		&		\$1,650,000				
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 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	24 Wooded Way MONTMORENCY 3094	\$1,610,000	12/07/2023
2	77 Old Eltham Rd LOWER PLENTY 3093	\$1,605,000	01/11/2023
3	34 Old Eltham Rd LOWER PLENTY 3093	\$1,550,000	21/10/2023

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:

13/11/2023 16:37



2 Cheval Court, Lower Plenty Vic 3093



Aaron Yeats 9431 1222 0400 067 024





Rooms: 6 Property Type: House Land Size: 785 sqm approx Agent Comments aaronyeats@jelliscraig.com.au Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price

Year ending September 2023: \$1,455,000

# Comparable Properties



24 Wooded Way MONTMORENCY 3094 (REI/VG)



Price: \$1,610,000 Method: Private Sale Date: 12/07/2023 Property Type: House Land Size: 770 sqm approx Agent Comments

77 Old Eltham Rd LOWER PLENTY 3093 (REI) Agent Comments



Price: \$1,605,000 Method: Private Sale Date: 01/11/2023 Property Type: House Land Size: 798 sqm approx



34 Old Eltham Rd LOWER PLENTY 3093 (REI) Agent Comments



Price: \$1,550,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res) Land Size: 753 sqm approx

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



propertydata

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