

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 Cheval Court, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,455,000 Property Type House Suburb Lower Plenty

Period - From 01/10/2022 to 30/09/2023 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	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



Rooms: 6

Property Type: House

Land Size: 785 sqm approx

Agent Comments

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)

Agent Comments



Price: \$1,610,000

Method: Private Sale

Date: 12/07/2023

Property Type: House

Land Size: 770 sqm approx



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