

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

3/178 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Lower Plenty

Period - From 01/04/2023 to 31/03/2024 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	1/31 Looker Rd MONTMORENCY 3094	\$950,000	06/05/2024
2	3/8 Mccarthy Gr MONTMORENCY 3094	\$950,000	22/01/2024
3	2/154 Sherbourne Rd MONTMORENCY 3094	\$945,000	14/03/2024

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: 06/06/2024 12:41



3 2 2

Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 365 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median Unit Price
Year ending March 2024: \$590,000

Comparable Properties



1/31 Looker Rd MONTMORENCY 3094 (REI) **Agent Comments**

3 2 2

Price: \$950,000
Method: Private Sale
Date: 06/05/2024
Property Type: House
Land Size: 439 sqm approx



3/8 McCarthy Gr MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 2

Price: \$950,000
Method: Sold Before Auction
Date: 22/01/2024
Property Type: Unit
Land Size: 304 sqm approx



2/154 Sherbourne Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 2 2

Price: \$945,000
Method: Private Sale
Date: 14/03/2024
Property Type: House (Res)
Land Size: 442 sqm approx

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