

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

3/189 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

\$480,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Feb 2023

to

31 Jan 2024

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

MAIN ROAD LOWER PLENTY VIC 3093	\$530,000	17-Sep-23
1/201 MAIN ROAD LOWER PLENTY VIC 3093	\$530,000	17-Sep-23
4/2 GRAND BOULEVARD MONTMORENCY VIC 3094	\$480,000	24-Oct-23

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: 05 February 2024



MAIN ROAD LOWER PLENTY VIC 3093

Sold Price

\$530,000

Sold Date

17-Sep-23

 2  1  1

Distance

0.1km



1/201 MAIN ROAD LOWER PLENTY VIC 3093

Sold Price

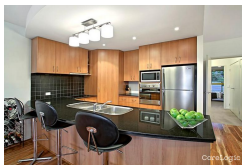
Sold Date

17-Sep-23

 2  1  1

Distance

0.1km



4/2 GRAND BOULEVARD MONTMORENCY VIC 3094

Sold Price

\$480,000

Sold Date

24-Oct-23

 2  1  1

Distance

0.32km



4/64 PARA ROAD MONTMORENCY VIC 3094

Sold Price

\$500,000

Sold Date

24-Oct-23

 2  1  1

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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