

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

3/39 PANORAMA AVENUE 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,319,000

Property type

House

Suburb

Lower Plenty

Period-from

01 May 2023

to

30 Apr 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

3/5 LONGS ROAD LOWER PLENTY VIC 3093	\$800,000	13-May-24
3/7 ALEXANDER STREET MONTMORENCY VIC 3094	\$800,000	23-Dec-23
5/1 CAMPBELL ROAD BRIAR HILL VIC 3088	\$815,000	12-Apr-24

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: 24 May 2024



**3/5 LONGS ROAD LOWER PLENTY
VIC 3093**

 3  1  1

Sold Price

^{RS} **\$800,000**

Sold Date **13-May-24**

Distance **1.1km**



**3/7 ALEXANDER STREET
MONTMORENCY VIC 3094**

 3  1  2

Sold Price

\$800,000

Sold Date **23-Dec-23**

Distance **1.03km**



**5/1 CAMPBELL ROAD BRIAR HILL
VIC 3088**

 3  1  1

Sold Price

^{RS} **\$815,000**

Sold Date **12-Apr-24**

Distance **2.5km**

RS = Recent sale

UN = Undisclosed Sale

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