

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

38/123 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$400,000

&

\$430,000

Median sale price

Median price

\$543,000

Property Type

Unit

Suburb

Lower Plenty

Period - From

01/01/2024

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	30/123 Main Rd LOWER PLENTY 3093	\$426,000	05/01/2024
2	2/123 Main Rd LOWER PLENTY 3093	\$415,000	04/03/2024
3			

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:

23/04/2024 10:43



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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000 - \$430,000
Median Unit Price
March quarter 2024: \$543,000

Comparable Properties



30/123 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

2 1 1

Price: \$426,000
Method: Private Sale
Date: 05/01/2024
Property Type: Apartment



2/123 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

2 1 1

Price: \$415,000
Method: Private Sale
Date: 04/03/2024
Property Type: Apartment

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.

Account - Jellis Craig | P: 03 94321444