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

4 Roseburn Court, Lower Plenty Vic 3093

Indicative selling price

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

Range between $5,800,000 & $6,200,000

Median sale price

| Median price | $1,380,500 | Property Type | House | 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	100 Bonds Rd LOWER PLENTY 3093	$5,500,000	20/11/2023
2	8 Roseburn Ct LOWER PLENTY 3093	$4,700,000	23/01/2024
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: 17/04/2024 16:22

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Rooms: 10
Property Type: House (Res)
Land Size: 4005 sqm approx

Agent Comments

Indicative Selling Price
$5,800,000 - $6,200,000
Median House Price
March quarter 2024: $1,380,500

Comparable Properties

100 Bonds Rd LOWER PLENTY 3093 (REI/VG)

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Price: $5,500,000
Method: Private Sale
Date: 20/11/2023
Property Type: House (Res)
Land Size: 5996 sqm approx

Agent Comments

8 Roseburn Ct LOWER PLENTY 3093 (REI)

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Price: $4,700,000
Method: Private Sale
Date: 23/01/2024
Property Type: House
Land Size: 4019 sqm approx

Agent Comments

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 - Barry Plant | P: 03 9842 8888