

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

5/27 PARA 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,000

Property type

Unit

Suburb

Lower Plenty

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/70 RATTRAY ROAD MONTMORENCY VIC 3094	\$645,000	15-Aug-23
9/6 MAIN ROAD LOWER PLENTY VIC 3093	\$610,000	28-Oct-23
2/44 PARA ROAD MONTMORENCY VIC 3094	\$592,000	23-Aug-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: 21 November 2023

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**2/70 RATTRAY ROAD
 MONTMORENCY VIC 3094**

2 1 2

Sold Price **\$645,000** Sold Date **15-Aug-23**

Distance **1.13km**



**9/6 MAIN ROAD LOWER PLENTY
 VIC 3093**

2 1 1

Sold Price ^{RS} **\$610,000** Sold Date **28-Oct-23**

Distance **0.68km**



**2/44 PARA ROAD MONTMORENCY
 VIC 3094**

2 1 1

Sold Price **\$592,000** Sold Date **23-Aug-23**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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