Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Roseburn Court, Lower Plenty Vic 3093

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$4,750,000		&		\$5,150,000			
Median sale p	rice							
Median price	\$1,620,000	Pro	operty Type	Ηοι	ISE		Suburb	Lower Plenty
Period - From	01/07/2022	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5 Palamino Ct LOWER PLENTY 3093	\$5,000,000	18/07/2023
2			
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:

05/10/2023 16:42





Aaron Yeats 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au



Property Type: House **Land Size:** 4019 sqm approx Agent Comments Indicative Selling Price \$4,750,000 - \$5,150,000 Median House Price Year ending June 2023: \$1,620,000

Comparable Properties



5 Palamino Ct LOWER PLENTY 3093 (REI)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within



Price: \$5,000,000 Method: Private Sale Date: 18/07/2023 Property Type: House (Res) Land Size: 6001 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

two kilometres of the property for sale in the last six months.



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