

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 9/14 Barongarook Court, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Lower Plenty

Period - From 01/04/2023 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	5/39 Longs Rd LOWER PLENTY 3093	\$767,500	27/06/2024
2	6/90 Alexandra St GREENSBOROUGH 3088	\$763,500	20/04/2024
3	4/43 Main Rd LOWER PLENTY 3093	\$730,001	22/03/2024

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: 08/07/2024 13:46



Rooms: 227

Property Type: Unit

Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

Year ending March 2024: \$590,000

Comparable Properties



5/39 Longs Rd LOWER PLENTY 3093 (REI)

Agent Comments



Price: \$767,500

Method: Sold Before Auction

Date: 27/06/2024

Property Type: Unit



6/90 Alexandra St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$763,500

Method: Auction Sale

Date: 20/04/2024

Property Type: Unit

Land Size: 180 sqm approx



4/43 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments



Price: \$730,001

Method: Private Sale

Date: 22/03/2024

Rooms: 4

Property Type: Unit