

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 3/118 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Single price \$699,000

Median sale price

Median price \$515,000 House Unit X Suburb Lower Plenty

Period - From 01/04/2018 to 31/03/2019 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			
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.

3/118 Main Road, Lower Plenty Vic 3093

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Indicative Selling Price

\$699,000

Median Unit Price

Year ending March 2019: \$515,000



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

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.