

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

4/25 Alma Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$710,000 & \$770,000

Median sale price

Median price \$537,500 Property Type Unit Suburb Lower Plenty

Period - From 01/10/2019 to 31/12/2019 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	3/26 Graeme Av MONTMORENCY 3094	\$758,000	11/12/2019
2	1/14 Meadow Cr MONTMORENCY 3094	\$737,000	08/11/2019
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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:

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Property Type: Strata Unit/Flat
Land Size: 211 sqm approx
Agent Comments

Indicative Selling Price
\$710,000 - \$770,000
Median Unit Price
December quarter 2019: \$537,500

Comparable Properties



3/26 Graeme Av MONTMORENCY 3094 (REI) **Agent Comments**



Price: \$758,000
Method: Sold Before Auction
Date: 11/12/2019
Property Type: Unit
Land Size: 236 sqm approx



1/14 Meadow Cr MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$737,000
Method: Sold Before Auction
Date: 08/11/2019
Rooms: 5
Property Type: House (Res)

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.