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	36 Westgarth Street, Plenty Vic 3090

Indicative selling price

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

Range between $1,650,000 & $1,780,000

Median sale price

Median price $1,812,500 Property Type House Suburb Plenty

Period - From 01/01/2023 to 31/12/2023 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	10 Dry Creek Dr PLENTY 3090	$1,887,500	13/09/2023
2	41 River Av PLENTY 3090	$1,595,000	06/09/2023
3	224-234 Heard Av PLENTY 3090	$1,500,000	07/09/2023

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: 06/03/2024 13:08

36 Westgarth Street, Plenty Vic 3090

Luke Coventry
03 9432 1444
0411 233 579
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4 3 7

Rooms: 5
Property Type: House
Land Size: 7 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,780,000
Median House Price
Year ending December 2023: $1,812,500

Comparable Properties



10 Dry Creek Dr PLENTY 3090 (REI/VG)

4 3 4

Price: $1,887,500
Method: Private Sale
Date: 13/09/2023
Property Type: House
Land Size: 1001 sqm approx

Agent Comments



41 River Av PLENTY 3090 (REI/VG)

4 2 3

Price: $1,595,000
Method: Private Sale
Date: 06/09/2023
Property Type: House
Land Size: 1008 sqm approx

Agent Comments



224-234 Heard Av PLENTY 3090 (REI)

4 3 4

Price: $1,500,000
Method: Private Sale
Date: 07/09/2023
Property Type: House (Res)
Land Size: 24685.82 sqm approx

Agent Comments

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