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	3/119 Main Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $643,900 Property Type Unit Suburb Lower Plenty

Period - From 01/07/2023 to 30/06/2024 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	2/18 Alma St LOWER PLENTY 3093	$570,000	09/09/2024
2	2/9 Davey Rd MONTMORENCY 3094	$602,000	01/07/2024
3	2/84 Airlie Rd MONTMORENCY 3094	$605,000	12/06/2024

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: 20/09/2024 09:21

3/119 Main Road, Lower Plenty Vic 3093

Scott Nugent
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2 1 1

Property Type: Unit
Land Size: 132 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
Year ending June 2024: $643,900

Comparable Properties



2/18 Alma St LOWER PLENTY 3093 (REI)

2 1 1

Price: $570,000
Method: Private Sale
Date: 09/09/2024
Property Type: Unit
Land Size: 143 sqm approx

Agent Comments



2/9 Davey Rd MONTMORENCY 3094 (REI/VG)

2 1 1

Price: $602,000
Method: Private Sale
Date: 01/07/2024
Property Type: Unit

Agent Comments



2/84 Airlie Rd MONTMORENCY 3094 (REI/VG)

2 1 1

Price: $605,000
Method: Private Sale
Date: 12/06/2024
Property Type: Unit

Agent Comments

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