



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**81 Rosehill Road,  
LOWER PLENTY 3093**



### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,750,000 - \$1,900,000**

### Median sale price

Median **House** for **LOWER PLENTY** for period **Oct 2018 - Sep 2019**

Sourced from **REIV**.

**\$1,002,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**11 View Road,**  
Lower Plenty 3093

Price **\$1,840,000** Sold 05  
July 2019

**17 View Road,**  
Lower Plenty 3093

Price **\$1,800,000** Sold 18  
April 2019

**80 Rosehill Road,**  
Lower Plenty 3093

Price **\$2,900,000** Sold 06  
September 2019

This Statement of Information was prepared on 1st Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Ross Hunt Real Estate

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### Contact agents



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