

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

98 Bonds Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$3,000,000

&

\$3,200,000

Median sale price

Median price

\$1,350,000

House

X

Unit

Suburb

Lower Plenty

Period - From

01/07/2018

to

30/09/2018

Source

REIV

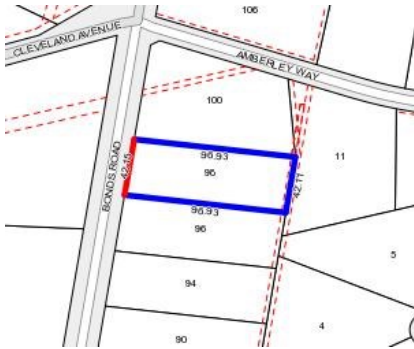
Comparable property sales (*Delete A or B below as applicable)

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	6 Woodfull Rd LOWER PLENTY 3093	\$3,500,000	25/07/2018
2	127 Bonds Rd LOWER PLENTY 3093	\$3,300,000	26/07/2018
3	5 Jayson Av ELTHAM 3095	\$3,050,000	08/10/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,200,000
Median House Price
September quarter 2018: \$1,350,000

Comparable Properties



6 Woodfull Rd LOWER PLENTY 3093 (REI) Agent Comments



Price: \$3,500,000
Method: Private Sale
Date: 25/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 4182 sqm approx



127 Bonds Rd LOWER PLENTY 3093 (REI) Agent Comments



Price: \$3,300,000
Method: Private Sale
Date: 26/07/2018
Rooms: -
Property Type: House



5 Jayson Av ELTHAM 3095 (REI) Agent Comments



Price: \$3,050,000
Method: Private Sale
Date: 08/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 4015 sqm approx