

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

227 OLD ELTHAM ROAD LOWER PLENTY VIC 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,385,250

Property type

House

Suburb

Lower Plenty

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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 BECKETT COURT LOWER PLENTY VIC 3093	\$1,350,000	15-Aug-24
178 BOLTON STREET ELTHAM VIC 3095	\$1,335,000	05-Sep-24
9 SAPPHIRE COURT LOWER PLENTY VIC 3093	\$1,230,000	11-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 16 October 2024



1 BECKETT COURT LOWER PLENTY VIC 3093

3 2 -

Sold Price ^{RS} **\$1,350,000** ^{UN} Sold Date **15-Aug-24**

Distance **0.16km**



178 BOLTON STREET ELTHAM VIC 3095

3 2 2

Sold Price ^{RS} **\$1,335,000** ^{UN} Sold Date **05-Sep-24**

Distance **0.79km**



9 SAPPHIRE COURT LOWER PLENTY VIC 3093

3 2 2

Sold Price **\$1,230,000** Sold Date **11-Jul-24**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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