

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

7/12 Kett Street, Lower Plenty Vic 3093

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	2/70 Sackville St MONTMORENCY 3094	\$786,500	06/04/2017
2	3/10 Main Rd LOWER PLENTY 3093	\$785,000	26/07/2017
3	2/19 Karingal Dr MONTMORENCY 3094	\$752,000	20/04/2017

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.



 3  - 

Rooms:
Property Type: Townhouse
 (Single)

Agent Comments

Indicative Selling Price
 \$750,000 - \$790,000
Median Unit Price
 Year ending June 2017: \$545,000

Comparable Properties



2/70 Sackville St MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$786,500
Method: Private Sale
Date: 06/04/2017
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 242 sqm approx



3/10 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

 3  2  2

Price: \$785,000
Method: Private Sale
Date: 26/07/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 192 sqm approx



2/19 Karingal Dr MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$752,000
Method: Expression of Interest
Date: 20/04/2017
Rooms: 7
Property Type: Townhouse (Single)