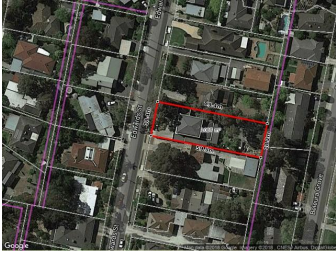# Commercial Real Estate Group

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

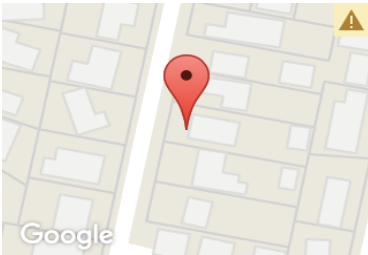### 53 EDWARDS STREET, LOWER PLENTY,

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Indicative Selling Price

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

Price Range: **$1,650,000 to $1,800,000**

Provided by: Belinda , Commercial Real Estate Group

MEDIAN SALE PRICE

LOWER PLENTY, VIC, 3093

Suburb Median Sale Price (House)

$1,204,500

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	53 EDWARDS STREET, LOWER PLENTY, VIC 3093

Indicative selling price

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

Price Range: $1,650,000 to $1,800,000

Median sale price

Median price: $1,204,500   House: X   Unit: Suburb: LOWER PLENTY

Period: 01 January 2017 to 31 December 2017   Source: pricefinder

Comparable property sales

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.