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

1 Harcourt Place, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$2,900,000		&		\$3,100,000				
Median sale price									
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Lower Plenty	
Period - From	01/07/2024	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	75 Bolton St LOWER PLENTY 3093	\$3,100,000	26/06/2025
2	6 Lakeside Dr LOWER PLENTY 3093	\$2,950,000	04/04/2025
3			

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.

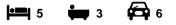
This Statement of Information was prepared on:

22/07/2025 09:26









Property Type: House Land Size: 5,995 sqm approx Agent Comments Indicative Selling Price \$2,900,000 - \$3,100,000 Median House Price Year ending June 2025: \$1,550,000

Comparable Properties

ALL	75 Bolton St LOWER PLENTY 3093 (REI) 4 4 6 4 Price: \$3,100,000 Method: Private Sale Date: 26/06/2025 Rooms: 11 Property Type: House (Res) Land Size: 6046 sqm approx	Agent Comments Study
	6 Lakeside Dr LOWER PLENTY 3093 (REI) 4 2 6 4 Price: \$2,950,000 Method: Private Sale Date: 04/04/2025 Property Type: House (Res) Land Size: 4331 sqm approx	Agent Comments

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.

Account - VICPROP | P: 03 8888 1011



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