Statement of Information

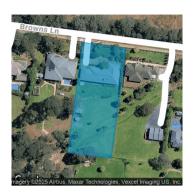
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale										
Address Including suburb and postcode				wns L	ane, Plenty \	Vic 30	90						
Indica	Indicative selling price												
For the	meaning	of this p	orice see	con	sumer.vic.go	v.au/ı	underquo	ting					
Range between \$2,40			0,000		&		\$2,600,000						
Median sale price													
Median price \$		\$1,560,	,560,000		Property Type Hou		e Sul		Subu	Plenty			
Period - From 0		03/06/2	03/06/2024		02/06/2025		Source Prop		Prope	erty Data			
Comp	arable p	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)				
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													
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:									on:	03/06/2025 13:36			













Property Type: Strata Unit/Flat **Land Size:** 4023 sqm approx

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price 03/06/2024 - 02/06/2025: \$1,560,000

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



