

Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

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

Indicative selling price

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

Range betweer	\$3,400,000		&	\$3,740,000	
Median sale price					
Median price	\$1,602,500	House	х	Subu	rb Lower Plenty
Period - From	01/01/2017	to 31/03	3/2017	Source	EIV

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 4019 sqm Agent Comments Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

Indicative Selling Price \$3,400,000 - \$3,740,000 Median House Price March quarter 2017: \$1,602,500

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