

# 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

4 Beckett Court, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,625,000

Property Type House

Suburb Lower Plenty

Period - From 01/01/2021

to 31/03/2021

Source 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 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	77 Anderson St TEMPLESTOWE 3106	\$1,280,000	02/07/2021
2	6 Lynwood Cr LOWER PLENTY 3093	\$1,220,000	26/04/2021
3	26 Alban St MONTMORENCY 3094	\$1,229,000	17/03/2021

**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:

06/07/2021 14:22



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 792 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
March quarter 2021: \$1,625,000

## Comparable Properties



77 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments



**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 02/07/2021

**Property Type:** House

**Land Size:** 662 sqm approx



6 Lynwood Cr LOWER PLENTY 3093 (REI/VG)

Agent Comments



**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 26/04/2021

**Property Type:** House (Res)

**Land Size:** 867 sqm approx



26 Alban St MONTMORENCY 3094 (REI/VG)

Agent Comments



**Price:** \$1,229,000

**Method:** Sold Before Auction

**Date:** 17/03/2021

**Property Type:** House (Res)

**Land Size:** 758 sqm approx