

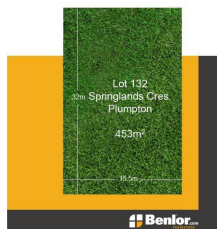
## **STATEMENT OF INFORMATION**

2 SPRINGLANDS CRESCENT, PLUMPTON, VIC 3335

PREPARED BY PROFESSIONALS CAROLINE SPRINGS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



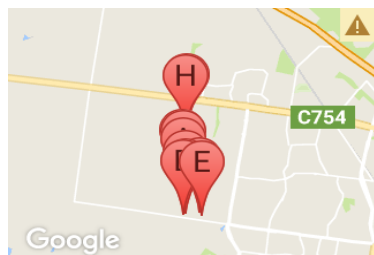
**2 SPRINGLANDS CRESCENT, PLUMPTON,**  **3**  **2**  **1**

### Indicative Selling Price

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

Price Range: **\$570,000 to \$610,000**

## MEDIAN SALE PRICE



### PLUMPTON, VIC, 3335

Suburb Median Sale Price (House)

**\$550,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



### 9 REMY AVE, PLUMPTON, VIC 3335

 **3**  **2**  **2**

Sale Price

**\$625,500**

Sale Date: 04/09/2017

Distance from Property: 260m



### 23 LUXOR DR, PLUMPTON, VIC 3335

 **3**  **2**  **2**

Sale Price

**\*\$605,000**

Sale Date: 09/12/2017

Distance from Property: 899m



### 10 PINNACLE WAY, PLUMPTON, VIC 3335

 **3**  **2**  **2**

Sale Price

**\$588,000**

Sale Date: 18/11/2017

Distance from Property: 609m



This report has been compiled on 16/01/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



**4 KEYNES CCT, PLUMPTON, VIC 3335**

 3  2  2

Sale Price

**\$665,000**

Sale Date: 23/09/2017

Distance from Property: 1.6km



**9 MIRO WAY, PLUMPTON, VIC 3335**

 3  2  2

Sale Price

**\$615,000**

Sale Date: 24/08/2017

Distance from Property: 1km



**20 GOLDSWORTHY DR, PLUMPTON, VIC 3335**

 3  2  2

Sale Price

**\$627,000**

Sale Date: 28/07/2017

Distance from Property: 929m



**5 SPRINGLANDS CRES, PLUMPTON, VIC 3335**

 3  2  2

Sale Price

**\$585,000**

Sale Date: 18/07/2017

Distance from Property: 42m



**7 KEYNES CCT, PLUMPTON, VIC 3335**

 3  2  2

Sale Price

**\$705,000**

Sale Date: 05/07/2017

Distance from Property: 1.6km





9 CITY VISTA CT, PLUMPTON, VIC 3335

 3  2  2

Sale Price

**\$560,000**

Sale Date: 05/07/2017

Distance from Property: 854m



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

2 SPRINGLANDS CRESCENT, PLUMPTON, VIC 3335

Indicative selling price

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

Price Range:

\$570,000 to \$610,000

Median sale price

Median price

\$550,000

House

X

Unit


Suburb

PLUMPTON

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
9 REMY AVE, PLUMPTON, VIC 3335	\$625,500	04/09/2017
23 LUXOR DR, PLUMPTON, VIC 3335	*\$605,000	09/12/2017
10 PINNACLE WAY, PLUMPTON, VIC 3335	\$588,000	18/11/2017
4 KEYNES CCT, PLUMPTON, VIC 3335	\$665,000	23/09/2017

9 MIRO WAY, PLUMPTON, VIC 3335	\$615,000	24/08/2017
20 GOLDSWORTHY DR, PLUMPTON, VIC 3335	\$627,000	28/07/2017
5 SPRINGLANDS CRES, PLUMPTON, VIC 3335	\$585,000	18/07/2017
7 KEYNES CCT, PLUMPTON, VIC 3335	\$705,000	05/07/2017
9 CITY VISTA CT, PLUMPTON, VIC 3335	\$560,000	05/07/2017