

## 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

Lot 246 - 905 Taylors Road,, Plumpton, 3335

### Indicative selling price

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

Single price \$ 360,000

or range between

&

### Median sale price

Median price \$ 367,000

Property type Vacant Land

Suburb Plumpton

Period - From 19/07/2019

to

19/09/2019

Source Oliver Hume Research

### 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
1 Lot 631 - Dalglish Street, Plumpton, 3335	\$ 370,000	16/09/2019
2 Lot 409 - Iverson Circuit, Plumpton, 3335	\$ 394,000	28/07/2019
3 Lot 518 - Lineker Drive, Plumpton, 3335	\$ 365,500	22/09/2019

This Statement of Information was prepared on:

04 Dec 2019