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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

10 Panorama Avenue, Lower Plenty Vic 3093

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$1,024,000

House

X

Unit

Suburb

Lower Plenty

Period - From

01/04/2017

to

30/06/2017

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		
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.



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Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

June quarter 2017: \$1,024,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 3813 sqm approx

Agent Comments

Astute purchasers will need to move quickly to embrace this rare opportunity and acquire a significant 3813 m2 (approx) landholding with permits issued and plans in place for 7 luxury homes. With the Lower Plenty Village, schools, public transport, premium golf courses and the relaxing environs along the Yarra all close by, it delivers an outstanding opportunity for pre-sales in a pocket with a proven and active demand for quality homes.

Comparable Properties

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