

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

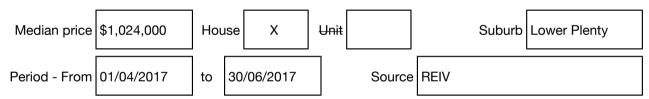
Address 10 Panorama Avenue, Lower Plenty Vic 3093 Including suburb and postcode

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



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 sixmonths 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.

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

propertydata

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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.









Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 3813 sqm approx Agent Comments Graham Morrison 9431 2444 0417 101 997 gmorrison@morrisonkleeman.com.au

> Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price June quarter 2017: \$1,024,000

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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