



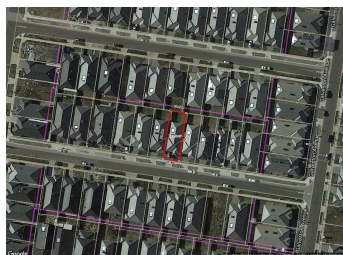
STATEMENT OF INFORMATION

14 EAGLECREST AVENUE, PLUMPTON, VIC 3335

PREPARED BY ARTHUR BERISHA, BARRY PLANT CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 EAGLECREST AVENUE, PLUMPTON,



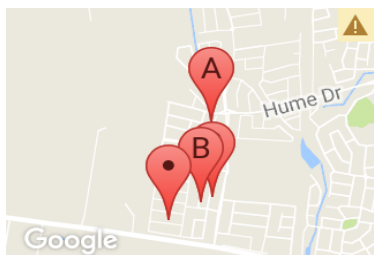
Indicative Selling Price

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

Price Range: \$545,000 to \$585,000

Provided by: Arthur Berisha, Barry Plant Caroline Springs

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.



3 BRAMLEY PL, PLUMPTON, VIC 3335



Sale Price

\$553,000

Sale Date: 01/08/2017

Distance from Property: 758m



4 PHOENIX GR, PLUMPTON, VIC 3335



Sale Price

\$550,000

Sale Date: 30/10/2017

Distance from Property: 246m



10 PINNACLE WAY, PLUMPTON, VIC 3335



Sale Price

\$588,000

Sale Date: 18/11/2017

Distance from Property: 330m



This report has been compiled on 25/01/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

14 EAGLECREST AVENUE, PLUMPTON, VIC 3335

Indicative selling price

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

Price Range:

\$545,000 to \$585,000

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
3 BRAMLEY PL, PLUMPTON, VIC 3335	\$553,000	01/08/2017
4 PHOENIX GR, PLUMPTON, VIC 3335	\$550,000	30/10/2017
10 PINNACLE WAY, PLUMPTON, VIC 3335	\$588,000	18/11/2017