

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	Lot 301 - 905 Taylors Road,, Plumpton, 3335
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$	372,000	or range between		&	
--------------	----	---------	------------------	--	---	--

Median sale price

Median price	\$	356,000	Property type	Vacant Land	Suburb	Plumpton
Period - From	1/12/2020	to	1/02/2021	Source	Oliver Hume	

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 413 - Pippen Loop, Plumpton, 3335	\$ 392,000	13/02/2021
2 Lot 639 - Dalglish Street, Plumpton, 3335	\$ 394,000	1/11/2020
3 Lot 415 - Pippen Loop, Plumpton, 3335	\$ 389,500	14/02/2021

This Statement of Information was prepared on:

20 Apr 2021