

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 634 - 905 Taylors Road,, Plumpton, 3335

Indicative selling price

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

Single price \$ 470,000

or range between

&

Median sale price

Median price \$ 386,250

Property type

Vacant Land

Suburb

Plumpton

Period - From

1/01/2023

to

31/03/2023

Source

Corelogic

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 3145 - Maryanne Way, Fraser Rise, 3336	\$ 444,900	24/11/2022
2 Lot 3036 - Angelica Circuit, Fraser Rise, 3336	\$ 438,900	5/04/2023
3 Lot 3544 - Gumtree Way, Fraser Rise, 3336	\$ 434,900	8/02/2023

This Statement of Information was prepared on:

04 May 2023