

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 GALIBIER PARADE, PLUMPTON, VIC

 -  -  -

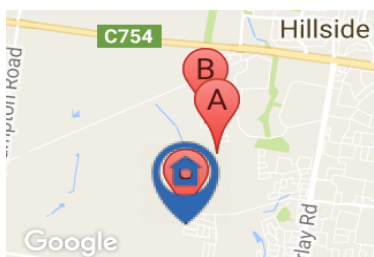
Indicative Selling Price

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

\$410,000 to \$450,000

Provided by: Paul Muscat, Barry Plant Caroline Springs

SUBURB MEDIAN



Suburb Median Sale Price (House)

\$481,500

01 April 2016 to 31 March 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.



70 TWAIN WAY, PLUMPTON, VIC 3335

 3  2  1

Sale Price

\$430,000

Sale Date: 07/01/2017

Distance from Property: 1.1km



9 DUNLOP WAY, PLUMPTON, VIC 3335

 3  2  1

Sale Price

***\$460,000**

Sale Date: 11/03/2017

Distance from Property: 1.5km



23 GALIBIER PDE, PLUMPTON, VIC 3335

 3  2  1

Sale Price

***\$430,000**

Sale Date: 02/05/2017

Distance from Property: 22m



This report has been compiled on 19/05/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - 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

27 GALIBIER PARADE, PLUMPTON, VIC 3335

Indicative selling price

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

Single Price / Range

\$410,000 to \$450,000

Median sale price

Median price

\$481,500

House

X

Unit


Suburb

PLUMPTON

Period

01 April 2016 to 31 March 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 |
|-------------------------------------|------------|--------------|
| 70 TWAIN WAY, PLUMPTON, VIC 3335 | \$430,000 | 07/01/2017 |
| 9 DUNLOP WAY, PLUMPTON, VIC 3335 | *\$460,000 | 11/03/2017 |
| 23 GALIBIER PDE, PLUMPTON, VIC 3335 | *\$430,000 | 02/05/2017 |