

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 PULSAR WAY, PLUMPTON, VIC 3336**



### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$310,000 to \$340,000**

Provided by: Vikas Kumar, Barry Plant Caroline Springs

## MEDIAN SALE PRICE



**FRASER RISE, VIC, 3336**

Suburb Median Sale Price (Vacant Land)

**\$320,000**

01 April 2017 to 31 March 2018

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.



**42 LEGRANGE CRES, PLUMPTON, VIC 3335**



Sale Price

**\$339,000**

Sale Date: 31/01/2018

Distance from Property: 216m



**150 CITY VISTA CRT, PLUMPTON, VIC 3335**



Sale Price

**\$320,000**

Sale Date: 03/12/2017

Distance from Property: 52m



**4 WAVELL PDE, PLUMPTON, VIC 3335**



Sale Price

**\$316,000**

Sale Date: 09/01/2018

Distance from Property: 251m



This report has been compiled on 12/06/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

18 PULSAR WAY, PLUMPTON, VIC 3336

Indicative selling price

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Price Range:

\$310,000 to \$340,000

Median sale price

Median price

\$320,000

House

Unit


Suburb

FRASER RISE

Period

01 April 2017 to 31 March 2018

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
42 LEGRANGE CRES, PLUMPTON, VIC 3335	\$339,000	31/01/2018
150 CITY VISTA CRT, PLUMPTON, VIC 3335	\$320,000	03/12/2017
4 WAVELL PDE, PLUMPTON, VIC 3335	\$316,000	09/01/2018