

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 611 - 905 Taylors Road,, Plumpton, 3335

Indicative selling price

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

Single price \$ 369,250 or range between &

Median sale price

Median price \$ 392,000 Property type Vacant Land Suburb Plumpton

Period - From 1/03/2021 to 1/05/2021 Source Oliver Hume

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 254 - Kalinda Avenue, Plumpton, 3335	\$ 368,000	17/06/2020
2 Lot 301 - Harrier Circuit, Plumpton, 3335	\$ 367,000	22/05/2021
3 Lot 148 - Marlee Drive, Plumpton, 3335	\$ 372,000	13/07/2020

This Statement of Information was prepared on: 13 Aug 2021