

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 640 - 905 Taylors Road,, Plumpton, 3335

Indicative selling price

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

Single price \$ 469,500 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 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 518 - Merindah Boulevard, Plumpton, 3335	\$ 464,500	14/06/2021
2 Lot 806 - Beckham Street, Plumpton, 3335	\$ 475,000	26/06/2021
3 Lot 715 - Beckham Street, Plumpton, 3335	\$ 462,000	9/05/2021

This Statement of Information was prepared on: 01 Oct 2021