

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 Daviesia Drive, Plenty Vic 3090

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,535,000

House

X

Unit

Suburb

Plenty

Period - From 01/07/2017

to

30/06/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	9 Bunyip Ct PLENTY 3090	\$1,840,000	20/04/2018
2	8 Lillypilly La PLENTY 3090	\$1,625,000	19/06/2018
3	12 Josephine Ct PLENTY 3090	\$1,480,000	20/05/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending June 2018: \$1,535,000



 5  2  4

Rooms:

Property Type: House

Land Size: 1620 sqm approx

Agent Comments

Comparable Properties



9 Bunyip Ct PLENTY 3090 (REI)

Agent Comments

 3  2  3

Price: \$1,840,000

Method: Private Sale

Date: 20/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 1046 sqm approx



8 Lillypilly La PLENTY 3090 (REI)

Agent Comments

 5  3  2

Price: \$1,625,000

Method: Private Sale

Date: 19/06/2018

Rooms: -

Property Type: House

Land Size: 1001 sqm approx



12 Josephine Ct PLENTY 3090 (REI)

Agent Comments

 4  3  2

Price: \$1,480,000

Method: Private Sale

Date: 20/05/2018

Rooms: -

Property Type: House

Land Size: 1129 sqm approx