

#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address	29 Grange Avenue, Plenty Vic 3090
Including suburb or	
locality andpostcode	

### Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

### Median sale price

Median price	\$1,300,000	Hou	ise X	Unit		Suburb or locality	Plenty
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

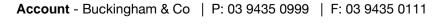
### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 6 Paphos Ct PLENTY 3090 \$2,110,000 15/08/2017 2 48 Collard Dr DIAMOND CREEK 3089 \$2,100,000 23/07/2017 3 49-57 Happy Hollow Dr PLENTY 3090 \$2,050,000 12/01/2018

#### OR

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







Generated: 08/03/2018 15:10