

# STATEMENT OF INFORMATION

54 TWAIN WAY, PLUMPTON, VIC 3335

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**54 TWAIN WAY, PLUMPTON, VIC 3335**

 3  2  1

**Indicative Selling Price**

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

**Price Range: \$430,000 to \$470,000**

Provided by: David Zammit, Professionals Caroline Springs

## MEDIAN SALE PRICE



**PLUMPTON, VIC, 3335**

**Suburb Median Sale Price (House)**

**\$550,000**

01 January 2017 to 31 December 2017

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.



**17 ARMSTRONG WALK, PLUMPTON, VIC 3335**

 3  -  -

**Sale Price**

**\$530,000**

Sale Date: 30/06/2017

Distance from Property: 417m 



**6 MCKILLOP WAY, FRASER RISE, VIC 3335**

 3  2  2

**Sale Price**

**\$475,000**

Sale Date: 09/06/2017

Distance from Property: 293m 



**46 TWAIN WAY, PLUMPTON, VIC 3336**

 3  2  1

**Sale Price**

**\$435,000**

Sale Date: 27/09/2017

Distance from Property: 32m 

This report has been compiled on 07/03/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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16 KENNEDY DR, PLUMPTON, VIC 3335

 3  2  1

Sale Price

**\$480,000**

Sale Date: 15/09/2017

Distance from Property: 297m



43 WRIGHT CCT, PLUMPTON, VIC 3335

 3  2  1

Sale Price

**\$485,000**

Sale Date: 11/09/2017

Distance from Property: 279m



## 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

54 TWAIN WAY, PLUMPTON, VIC 3335

### Indicative selling price

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

Price Range: \$430,000 to \$470,000

### Median sale price

Median price

\$550,000

House

Unit

Suburb

PLUMPTON

Period

01 January 2017 to 31 December 2017

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
17 ARMSTRONG WALK, PLUMPTON, VIC 3335	\$530,000	30/06/2017
6 MCKILLOP WAY, FRASER RISE, VIC 3335	\$475,000	09/06/2017
46 TWAIN WAY, PLUMPTON, VIC 3336	\$435,000	27/09/2017
16 KENNEDY DR, PLUMPTON, VIC 3335	\$480,000	15/09/2017

43 WRIGHT CCT, PLUMPTON, VIC 3335	\$485,000	11/09/2017
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