

## 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 615 - 905 Taylors Road,, Plumpton, 3335

### Indicative selling price

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

Single price \$ 395,500

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 501 - Merindah Boulevard, Plumpton, 3335	\$ 394,500	18/06/2021
2 Lot 704 - Beckham Street, Plumpton, 3335	\$ 399,000	24/05/2021
3 Lot 732 - Ronaldo Avenue, Plumpton, 3335	\$ 390,500	24/05/2021

This Statement of Information was prepared on:

01 Oct 2021