

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 408 - 905 Taylors Road,, Plumpton, 3335

Indicative selling price

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

Single price \$ 317,100

or range between

&

Median sale price

Median price \$ 356,000

Property type Vacant Land

Suburb Plumpton

Period - From 1/12/2020

to

1/02/2021

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 245 - Kalinda Avenue, Plumpton, 3335 | \$ 333,000 | 12/12/2020 |
| 2 Lot 253 - Kalinda Avenue, Plumpton, 3335 | \$ 351,000 | 21/01/2021 |
| 3 Lot 253 - Kalinda Avenue, Plumpton, 3335 | \$ 351,000 | 21/01/2021 |

This Statement of Information was prepared on:

21 May 2021