

STATEMENT OF INFORMATION

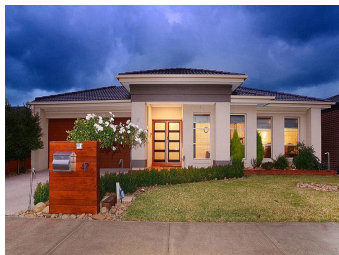
47 ASPIRE BOULEVARD, PLUMPTON, VIC 3336

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 ASPIRE BOULEVARD, PLUMPTON, VIC  3  2  2

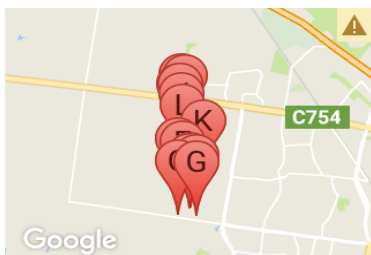
Indicative Selling Price

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

Price Range: **\$595,000 to \$645,000**

Provided by: David Zammit, Professionals Caroline Springs

MEDIAN SALE PRICE



PLUMPTON, VIC, 3336

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.



24 GOULDING DR, PLUMPTON, VIC 3335  3  2  2

Sale Price

***\$700,000**

Sale Date: 31/01/2018

Distance from Property: 277m



7 DUNLOP WAY, PLUMPTON, VIC 3336  3  2  1

Sale Price

***\$545,000**

Sale Date: 20/12/2017

Distance from Property: 288m



23 LUXOR DR, PLUMPTON, VIC 3335  3  2  2

Sale Price

\$605,000

Sale Date: 09/12/2017

Distance from Property: 2.5km



This report has been compiled on 24/02/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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4 KEYNES CCT, PLUMPTON, VIC 3335

 3  2  2

Sale Price

\$665,000

Sale Date: 23/09/2017

Distance from Property: 87m



9 REMY AVE, PLUMPTON, VIC 3335

 3  2  2

Sale Price

\$625,500

Sale Date: 04/09/2017

Distance from Property: 1.8km



77 CITY VISTA CRT, PLUMPTON, VIC

 3  2  2

Sale Price

\$550,000

Sale Date: 29/08/2017

Distance from Property: 1.9km



9 MIRO WAY, PLUMPTON, VIC 3336

 3  2  2

Sale Price

\$615,000

Sale Date: 24/08/2017

Distance from Property: 2.5km



69 ORBIS AVE, PLUMPTON, VIC 3336

 4  2  2

Sale Price

***\$705,500**

Sale Date: 12/02/2018

Distance from Property: 2.2km





29 QUADRANT DR, PLUMPTON, VIC 3335

 4  2  2

Sale Price

***\$665,000**

Sale Date: 02/02/2018

Distance from Property: 2.3km



114 ASPIRE BVD, PLUMPTON, VIC 3335

 4  2  2

Sale Price

***\$559,000**

Sale Date: 24/01/2018

Distance from Property: 534m



22 INFINITY DR, PLUMPTON, VIC 3336

 4  2  2

Sale Price

\$645,000

Sale Date: 24/11/2017

Distance from Property: 1.4km



6 CITY VISTA CT, PLUMPTON, VIC 3335

 4  2  2

Sale Price

***\$620,000**

Sale Date: 28/10/2017

Distance from Property: 1.8km



146 ASPIRE BVD, PLUMPTON, VIC 3335

 4  2  2

Sale Price

\$725,000

Sale Date: 29/09/2017

Distance from Property: 855m





18 CARO WAY, PLUMPTON, VIC 3336

 4  2  2

Sale Price

\$592,000

Sale Date: 07/09/2017

Distance from Property: 2.3km



2 AUBURN DR, PLUMPTON, VIC 3335

 4  2  2

Sale Price

***\$550,000**

Sale Date: 01/09/2017

Distance from Property: 2.2km

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

47 ASPIRE BOULEVARD, PLUMPTON, VIC 3336

Indicative selling price

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

Price Range:

\$595,000 to \$645,000

Median sale price

Median price

\$550,000

House

X

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
24 GOULDING DR, PLUMPTON, VIC 3335	*\$700,000	31/01/2018
7 DUNLOP WAY, PLUMPTON, VIC 3336	*\$545,000	20/12/2017
23 LUXOR DR, PLUMPTON, VIC 3335	\$605,000	09/12/2017
4 KEYNES CCT, PLUMPTON, VIC 3335	\$665,000	23/09/2017

9 REMY AVE, PLUMPTON, VIC 3335	\$625,500	04/09/2017
77 CITY VISTA CRT, PLUMPTON, VIC 3336	\$550,000	29/08/2017
9 MIRO WAY, PLUMPTON, VIC 3336	\$615,000	24/08/2017
69 ORBIS AVE, PLUMPTON, VIC 3336	*\$705,500	12/02/2018
29 QUADRANT DR, PLUMPTON, VIC 3335	*\$665,000	02/02/2018
114 ASPIRE BVD, PLUMPTON, VIC 3335	*\$559,000	24/01/2018
22 INFINITY DR, PLUMPTON, VIC 3336	\$645,000	24/11/2017
6 CITY VISTA CT, PLUMPTON, VIC 3335	*\$620,000	28/10/2017
146 ASPIRE BVD, PLUMPTON, VIC 3335	\$725,000	29/09/2017
18 CARO WAY, PLUMPTON, VIC 3336	\$592,000	07/09/2017
2 AUBURN DR, PLUMPTON, VIC 3335	*\$550,000	01/09/2017