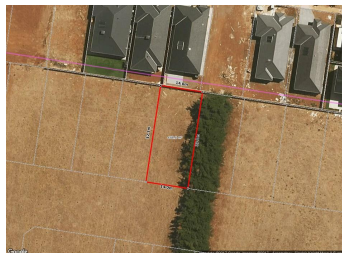


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 ROYALE DRIVE, PLUMPTON, VIC 3335



Indicative Selling Price

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

Price Range: \$320,000 to \$350,000

Provided by: Sash Mitrevski, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



Suburb Median Sale Price (Other)

\$245,867

01 July 2016 to 30 June 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.



99 ALBEDO WAY, PLUMPTON, VIC 3335



Sale Price

\$340,000

Sale Date: 21/02/2017

Distance from Property: 500m



27 MANDALAY PDE, PLUMPTON, VIC 3335



Sale Price

\$332,000

Sale Date: 09/03/2017

Distance from Property: 620m



18 VOYAGER DR, PLUMPTON, VIC 3335



Sale Price

\$305,500

Sale Date: 10/04/2017

Distance from Property: 1.1km



This report has been compiled on 23/07/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

36 ROYALE DRIVE, PLUMPTON, VIC 3335

Indicative selling price

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

Price Range:

\$320,000 to \$350,000

Median sale price

Median price

\$245,867

House

Unit


Suburb

PLUMPTON

Period

01 July 2016 to 30 June 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
99 ALBEDO WAY, PLUMPTON, VIC 3335	\$340,000	21/02/2017
27 MANDALAY PDE, PLUMPTON, VIC 3335	\$332,000	09/03/2017
18 VOYAGER DR, PLUMPTON, VIC 3335	\$305,500	10/04/2017