

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

20 Thornbill Drive, Plenty Vic 3090

### Indicative selling price

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

Range between \$990,000

&

\$1,089,000

### Median sale price

Median price \$750,000

Property Type Vacant land

Suburb Plenty

Period - From 18/05/2019

to 17/05/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* 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.~~

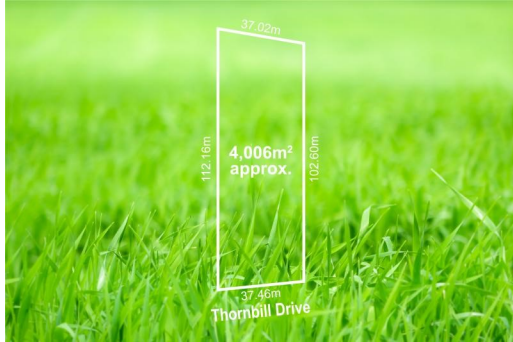
Address of comparable property	Price	Date of sale
1		
2		
3		

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/05/2020 19:01



**Property Type:** Hobby Farm < 20 ha

**Land Size:** 4006 sqm approx

Agent Comments

**Indicative Selling Price**

\$990,000 - \$1,089,000

**Median Land Price**

18/05/2019 - 17/05/2020: \$750,000

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.