

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	24 Plenty Views Boulevard, Plenty Vic 3090
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Indicative selling price

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

Range between	\$1,780,000	&	\$1,900,000
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Median sale price

Median price	\$1,075,000	House	X	Unit		Suburb	Plenty
Period - From	01/07/2016	to	30/06/2017	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.



 4  5  3

Rooms:
Property Type: Land
Land Size: 4100 sqm approx
Agent Comments

Indicative Selling Price
 \$1,780,000 - \$1,900,000
Median House Price
 Year ending June 2017: \$1,075,000

Comparable Properties



27 Plenty Views Blvd PLENTY 3090 (VG)

Agent Comments

 6  -  -

Price: \$1,900,000
Method: Sale
Date: 18/04/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4003 sqm approx



123 North Oatlands Rd YARRAMBAT 3091 (REI)

Agent Comments

 4  2  10

Price: \$1,800,000
Method: Private Sale
Date: 15/06/2017
Rooms: 9
Property Type: House (Res)

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.