

## 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 632 - 905 Taylors Road,, Plumpton, 3335

### Indicative selling price

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

Single price \$ 414,500 or range between &

### Median sale price

Median price \$ 392,000 Property type Vacant Land Suburb Plumpton

Period - From 1/03/2021 to 1/05/2021 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 704 - Beckham Street, Plumpton, 3335     | \$ 399,000 | 24/05/2021   |
| 2 Lot 501 - Merindah Boulevard, Plumpton, 3335 | \$ 394,500 | 18/06/2021   |
| 3 Lot 732 - Ronaldo Avenue, Plumpton, 3335     | \$ 390,500 | 24/05/2021   |

This Statement of Information was prepared on: 01 Oct 2021