

## 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:

11 Lando Street, Plumpton VIC 3335

INDICATIVE SELLING PRICE (For the meaning of this price see [consumeraffairs.vic.gov.au/underquoting](http://consumeraffairs.vic.gov.au/underquoting))

Range between \$320,000 and \$330,000

## MEDIAN SALE PRICE

Median price: \$285,000

Property type: Land

Suburb: Plumpton

Period from 20 Dec 2016 to 20 Jun 2017

Source: [pricefinder.com.au](http://pricefinder.com.au)

## COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of the comparable property	Price	Date of sale
16 Nightingale Street, Plumpton	\$302,000	24/04/2017
27 Mandalay Parade, Plumpton	\$332,000	09/03/2017
99 Enterprise Circuit, Plumpton	\$340,000	21/02/2017

**Barry Plant Caroline Springs**

Shop 21, 13-15 Lake Street  
Caroline Springs, Vic, 3023  
9307 4000

This report has been compiled on 20/06/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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