

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 1235 - 905 Taylors Road,, Plumpton, 3335
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Indicative selling price

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

Single price \$ 571,000 or range between &

Median sale price

Median price \$ 335,500 Property type Vacant Land Suburb Plumpton

Period - From 1/01/2023 to 31/03/2023 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 1235 - Sterg Parade, Deanside, 3336	\$ 571,000	7/05/2023
2 Lot 901 - Basten Avenue, Deanside, 3336	\$ 555,000	1/05/2023
3 Lot 3143 - Maryanne Way, Fraser Rise, 3336	\$ 507,900	7/04/2023

This Statement of Information was prepared on: 09 May 2023