

# 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 515 - 905 Taylors Road,, Plumpton, 3335
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### Indicative selling price

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

Single price \$ 356,000 or range between &

### Median sale price

Median price \$ 322,000 Property type Vacant Land Suburb Plumpton

Period - From 1/04/2020 to 1/06/2020 Source Oliver Hume Research

### 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 632 - Dalglish Street, Plumpton, 3335	\$ 356,000	31/07/2020
2 Lot 245 - Malone Drive, Plumpton, 3335	\$ 337,000	2/07/2020
3 Lot 310 - Maradona Boulevard, Plumpton, 3335	\$ 325,000	4/07/2020

This Statement of Information was prepared on: 28 Nov 2020