

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

22 Plenty Views Boulevard, Plenty Vic 3090

Indicative selling price

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

Range between \$2,800,000

&

\$3,050,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Plenty

Period - From 04/11/2018

to

03/11/2019

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	12 Blackwood Gr PLENTY 3090	\$3,180,000	02/08/2019
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.~~

This Statement of Information was prepared on:

04/11/2019 14:43



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Property Type: House
Land Size: 4271 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,050,000
Median House Price
04/11/2018 - 03/11/2019: \$1,350,000

Comparable Properties



12 Blackwood Gr PLENTY 3090 (REI/VG)

Agent Comments

 4  3  10

Price: \$3,180,000
Method: Private Sale
Date: 02/08/2019
Property Type: House (Res)
Land Size: 4120 sqm approx

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.