

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	Lot 643 - 905 Taylors Road,, Plumpton, 3335
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$ 490,000	or range between		&	
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Median sale price

Median price	\$ 356,000	Property type	Vacant Land	Suburb	Plumpton
Period - From	1/12/2020	to	1/02/2021	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 673 - Zidane Avenue, Plumpton, 3335	\$ 462,000	16/02/2021
2 Lot 652 - Dalglish Road, Plumpton, 3335	\$ 452,000	12/02/2021
3 Lot 672 - Zidane Avenue, Plumpton, 3335	\$ 442,000	6/03/2021

This Statement of Information was prepared on: 28 Jun 2021