

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

60-66 MCLENNANS ROAD PLENTY VIC 3090

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

Farm

Suburb

Plenty

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

Address of comparable property	Price	Date of sale
41-45 CRAIG ROAD PLENTY VIC 3090	\$1,455,000	15-Jun-25

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 6 months.

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**41-45 CRAIG ROAD PLENTY VIC
3090**

Sold Price

\$1,455,000

Sold Date

15-Jun-25

4

2

2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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