

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 29 GALIBIER PARADE, PLUMPTON, VIC

 3  2  1

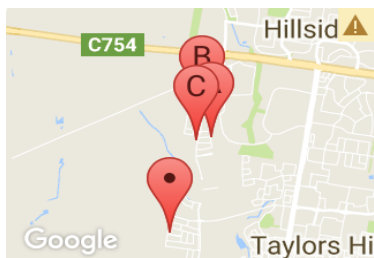
#### Indicative Selling Price

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

Price Range: **\$465,000 to \$505,000**

Provided by: Paul Muscat, Barry Plant Caroline Springs

## MEDIAN SALE PRICE



### PLUMPTON, VIC, 3335

Suburb Median Sale Price (House)

**\$531,500**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



### 1 MCKILLOP WAY, PLUMPTON, VIC 3335

 3  2  2

Sale Price

**\*\$440,000**

Sale Date: 07/10/2017

Distance from Property: 1.5km



### 6 KEATS WAY, PLUMPTON, VIC 3335

 3  2  1

Sale Price

**\*\$495,000**

Sale Date: 11/09/2017

Distance from Property: 1.8km



### 98 ASPIRE BVD, PLUMPTON, VIC 3335

 3  2  1

Sale Price

**\$488,000**

Sale Date: 08/07/2017

Distance from Property: 1.4km



This report has been compiled on 12/10/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

29 GALIBIER PARADE, PLUMPTON, VIC 3335

Indicative selling price

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

Price Range:

\$465,000 to \$505,000

Median sale price

Median price

\$531,500

House

X

Unit

Suburb

PLUMPTON

Period

01 October 2016 to 30 September 2017

Source



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 MCKILLOP WAY, PLUMPTON, VIC 3335 | *\$440,000 | 07/10/2017   |
| 6 KEATS WAY, PLUMPTON, VIC 3335    | *\$495,000 | 11/09/2017   |
| 98 ASPIRE BVD, PLUMPTON, VIC 3335  | \$488,000  | 08/07/2017   |