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	31 Daviesia Drive, Plenty Vic 3090

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $1,800,000 Property Type House Suburb Plenty

Period - From 01/07/2022 to 30/06/2023 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	17 Wickham Pl ST HELENA 3088	$1,810,010	06/06/2023
2	10 Lillypilly La PLENTY 3090	$1,760,000	02/05/2023
3	32 Viewgrand Way GREENSBOROUGH 3088	$1,750,000	11/07/2023

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: 12/10/2023 09:25

31 Daviesia Drive, Plenty Vic 3090

Luke Coventry
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Property Type: House (Res)
Land Size: 1621 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
Year ending June 2023: $1,800,000

Comparable Properties



17 Wickham Pl ST HELENA 3088 (REI/VG)

4 3 3

Price: $1,810,010
Method: Private Sale
Date: 06/06/2023
Property Type: House
Land Size: 1178 sqm approx

Agent Comments



10 Lillypilly La PLENTY 3090 (VG)

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Price: $1,760,000
Method: Sale
Date: 02/05/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 1000 sqm approx

Agent Comments



32 Viewgrand Way GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,750,000
Method: Private Sale
Date: 11/07/2023
Property Type: House
Land Size: 826 sqm approx

Agent Comments

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