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: 317 Yan Yean Road, Plenty Vic 3090

## Indicative selling price

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

Range between: $800,000 & $880,000

## Median sale price

Median price: $1,549,000 Property Type: Vacant land Suburb: Plenty

Period - From: 05/12/2023 to: 04/12/2024 Source: Property Data

## 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 | | |
| 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: 05/12/2024 11:57

317 Yan Yean Road, Plenty Vic 3090



**Property Type:**
**Land Size:** 14164 sqm approx

Agent Comments

**Indicative Selling Price**
$800,000 - $880,000
**Median Land Price**
05/12/2023 - 04/12/2024: $1,549,000

## Comparable Properties

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.

**Account** - Jellis Craig | P: 03 94321444

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