# 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<br>Including suburb and postcode | 81-93 Memorial Drive, Plenty VIC 3090 |

## Indicative selling price

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

Range between $2,200,000 & $2,400,000

## Median sale price

Median price $1,695,000 Property Type House Suburb Plenty

Period - From 22/11/2024 to 21/05/2025 Source price_finder

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 211-215 Yan Yean Road Plenty | $2,300,000 | 08/12/2024 |
| | | |
| | | |

This Statement of Information was prepared on: 23/05/2025